

Selected

Associated Architects Choice
R. S. PERKINS
CUSTOM HOMES

29 RANCH

17 SPLIT LEVEL

20 TWO STORY

8 HI-RANCH

11 EXPANSION

3 VACATION



ASSOCIATED ARCHITECTS CHOICE

\$1²⁵

Foreword...

These plans are builder-tested nationwide to help you
find your house. Exactly 88 plans have been selected,
incorporating the most-in-demand house of every type, chosen
for beauty and practicality.

Each design is the best of a registered architect —
space utilization by a proven professional, with custom-built detailing.

Featured in this book are a range of designs from vacation
cabins to luxurious homes, from compact to the utmost in spaciousness.

Here's to the joy and comfort of your own home!

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SELECTING YOUR HOUSE PLANS

Distinguished and experienced architects have designed these house plans for your study. Plans are custom-keyed in a wide range of categories and materials, all for contemporary living comfort. You may find one that exactly fits your requirements. Or, if minor points need revision, your contractor can probably do this.

Price estimates for the over-all construction of your plan vary according to local labor and materials costs. However, you should check several contractors for an average cost per square foot in your area.

In selecting your house plan, focus should be placed on your particular pattern of living. Does the plan provide the total living space necessary? Does it afford mobility within and without? Does the climate demand all-year outdoor living area? How much privacy do you need? Do you want a family room? A separate dining room and an informal dining place in the kitchen? A basement?

When assessing the total living area, your present wants should not overshadow expectations of growth, from increased family size to greater demands for home entertainment. When the children grow older they will want bedrooms of their own and a place to entertain separate from adult social gatherings. In this regard, basement and attic facilities as well as terraces, porches and dens should be studied.

Access from room-to-room is important. In-house traffic should shun the formal center, leaving front door for guests and rear entry for family all-day use. While individuals vary in their need for privacy, everyone can be expected to appreciate quiet times away from other family members. Bedrooms removed from the main living areas are most desirable.

Kitchen location should be close to outside door and, if there are young children, supervision of backyard is important. Easy access to dining room, recreation room, pantry and laundry facilities is convenient.

Your house should be serviceable and enjoyable for every member of the family unit, every minute.

YOUR HOUSE SITE

Zoning regulations will specify how far back a house must be placed on a lot. However, the right positioning of your house will save on construction costs, light and heat bills, and air conditioning need.

Generally, the back of the property is assigned to family use and recreation, with the modern home located as far forward as zoning will allow. Savings result with a shorter distance from utility pipes and wires, and water and sewage lines. Construction expenditure for driveway and walk will also be less.

Service areas should be near walks and driveway, so that deliveries can be made without going into the outdoor space for family living.

In most localities, zoning laws permit the house to face any direction desired. Just because grandmother's house faced the street, your house doesn't have to. Take advantage of the relation of the sun to your property. Usually the rooms that are the hub of daytime activity are allocated space on the south side where the most natural light is available in winter.

Good landscaping is not only beautiful, but acts as windscreen, shade, protection and privacy. Protect existing trees and shrubs from destruction and defacement by having an understanding with your builder.

GUIDELINES ON FINANCING

Consider your house an investment, an asset as well as the family home—probably the one most important investment of your lifetime.

The first decision is based on present earning capacity and future potential. How much can you afford for house and land? Experts suggest a total expenditure of not more than $2\frac{1}{2}$ times annual income, using caution about including such non-basics as overtime, second-job pay and wife's salary.

After you have selected a house plan and lot, it is suggested that you investigate local financial institutions for sources of home construction lending. Valuable information is available on real estate values, if land site is not already determined, on reliable local builders and subcontractors. Convenience and speed of loan processing is also a benefit of neighborhood community financing.

Also, all different mortgage loans should be carefully examined to discover which one best suits your own family's needs.

Conventional mortgage loans, FHA mortgage loans and VA-guaranteed mortgage loans are all made by private lending companies. VA-guaranteed and FHA loans are insured against loss to a varying degree, whereas conventional loans are made at the lenders own risk, or insured by a private agency. Conventional mortgage

loans are usually put through quickly. Government loan programs, requiring more paperwork, have a longer waiting period.

Check various mortgage features and provisions to choose the best home financing plan for your family. Compare interest rates,

possible discount and service charges, closing costs. Some lending institutions allow a pre-payment clause which permits advance repayments on the mortgage loan, lowering total interest charges. Look into the possibility of borrowing for later improvements under the same contract.

After investigating and obtaining bids from several reputable home builders in your locality and contracting with one, after deciding on lending institution offering the best financing plan, the time has come to submit application for the loan.

Your application will be judged on credit standing, market value of property, construction plans and builder contract, down payment and length of loan requested.

Schedule your terms of monthly payment on the conservative side. Your lending institution will be eager to assist you in budgeting total housing expenses, such as taxes, insurance, repayment of principal and interest on the mortgage loan, repair, maintenance, utilities and heat.

The generally accepted rule of thumb is—monthly payments should not exceed one week's take home pay.

FOR EACH \$10,000 . . .

Terms of Loan	Monthly Payment	Total Interest Paid
. . . at $5\frac{1}{2}\%$		
10 years	\$108.53	\$3,023.60
15 years	81.71	4,707.80
20 years	68.79	6,509.60
25 years	61.41	8,423.00
. . . at $5\frac{3}{4}\%$		
10 years	\$109.77	\$3,172.40
15 years	83.05	4,949.00
20 years	70.21	6,850.40
25 years	62.92	8,876.00
. . . at 6%		
10 years	\$111.03	\$3,320.00
15 years	84.39	5,190.00
20 years	71.65	7,200.00
25 years	64.44	9,330.00

IN COMPLETE PLANS BY MAIL, -- YOU GET--



PROFESSIONAL CONSTRUCTION BLUEPRINTS

detailing foundation plans, all floor plans and elevations including front, rear and sides, plus garage details. Measurements are accurate and shown in $\frac{1}{4}$ inch scale.

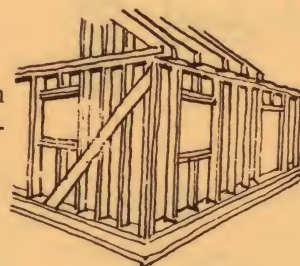


WORK PROGRESS CHART

This step-by-step chart will show you exactly how your building is progressing from week to week. Every section of construction is laid out in proper sequence enabling you (and your builder) to keep pace with the tempo of construction. This is extremely handy in determining when payments are due your contractor.

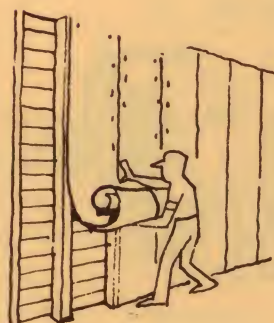
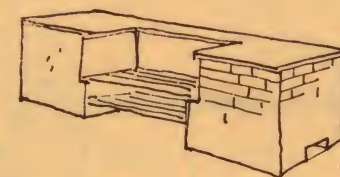
FRAMING LUMBER LIST

giving precise list of all lumber needed in framing each home, including all sheathing for roof, sub-floor and walls.



MISCELLANEOUS DETAIL SHEET

includes details of fireplace and outdoor grill construction. Also shown are adjustments from wood to stone or brick veneer and other improvements and additions. As a homeowner you may see fit later to use these ideas to improve your property, add value and extra beauty to your home.



SPECIFICATION OUTLINE

All material conforms to applicable FHA minimum construction requirements. This complete material and equipment list describes all areas of contractor's work, specifying actual types and quality of building materials. A help in estimating cost of materials.



ORDERING YOUR PLANS

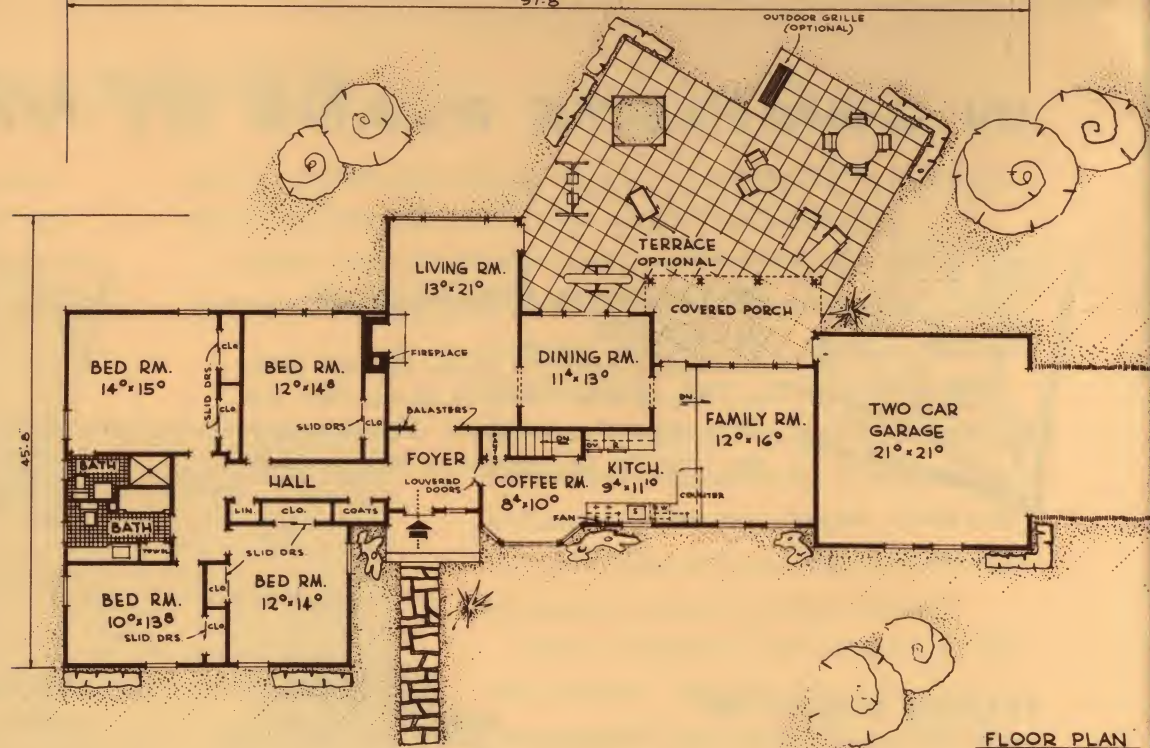
Please refer to the handy order coupons inserted in this book. Be sure your name and address is written clearly and completely, adding zip code numbers. Blueprints are sent by first class mail within 48 hours of receipt of your order.

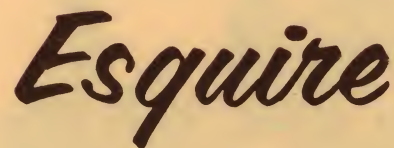
Ulester

Ample Entertaining Space, . . . Planned for a wide lot, interior design is aimed at a gregarious family. Bedrooms well closeted in separate wing, with generous social rooms facing back garden. Timelessly beautiful exterior.

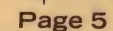
Size: 2,122 sq. ft. living area; 462 sq. ft. garage.

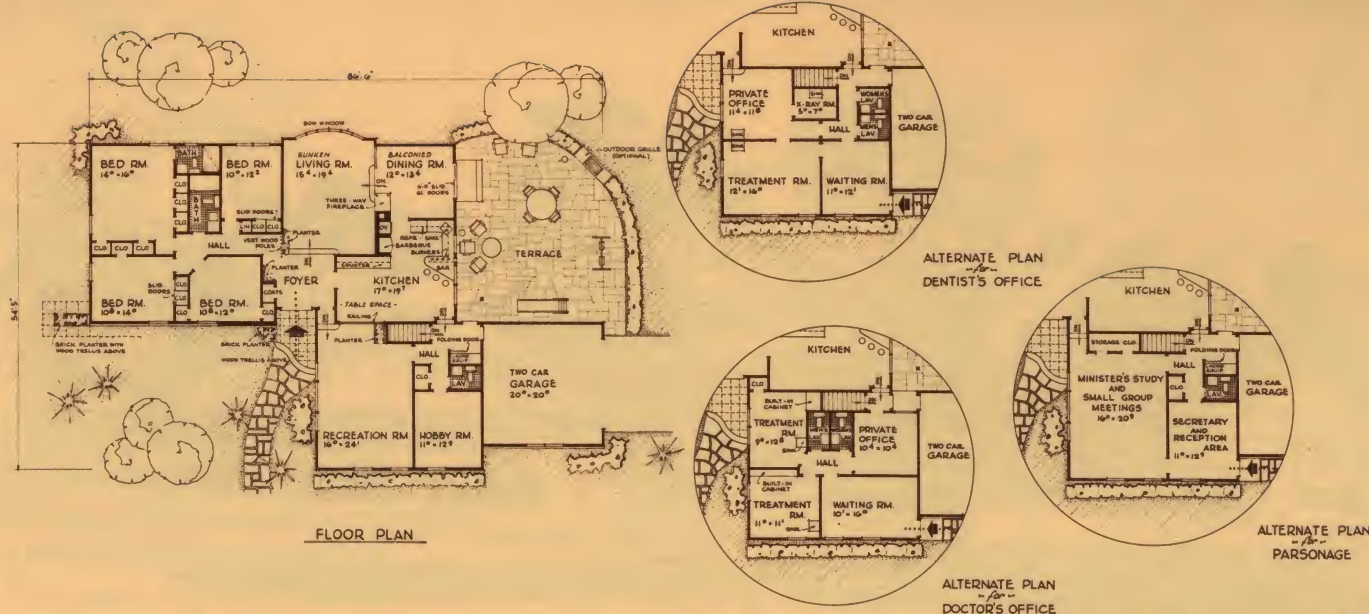
Over-all dimensions: 97 ft. 8 in. by 45 ft. 8 in.





Size: 2,353 sq. ft. living area; 475 sq. ft. garage.
Over-all dimensions: 82 ft. 5 in. by 41 ft.





Professional Wing Bonanza, . . . A lavish home as illustrated. Alternate plans available for professional offices in place of recreation and hobby rooms. Three-way fireplace between living and dining rooms.

Size: 1,872 sq. ft. living area; wing area 683 sq. ft.; 428 sq. ft. garage.

Dimensions: 86 ft. 6 in. by 54 ft. 5 in.

Yearling



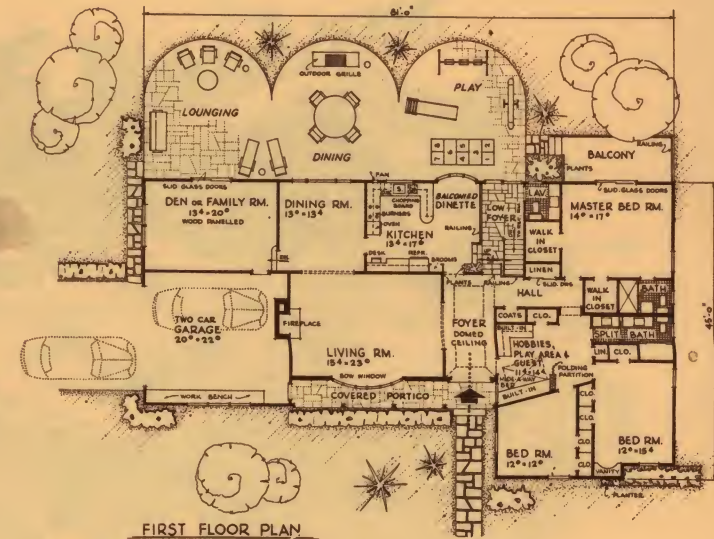


Satisfyingly Plush, . . . An imaginatively planned and distinguished ranch which boasts front and back foyers, wood panelled den, private balcony off owners' bedroom and many other values.

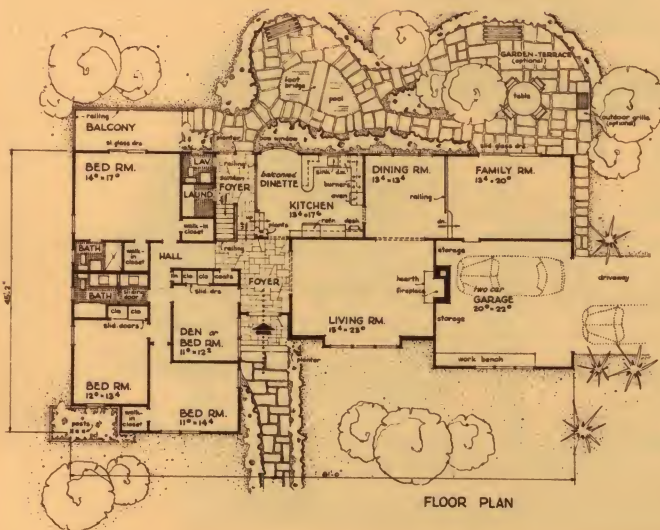
Size: 1,042 sq. ft.

Over-all dimensions: 81 ft. by 45 ft.

Clearidge



Sheridan

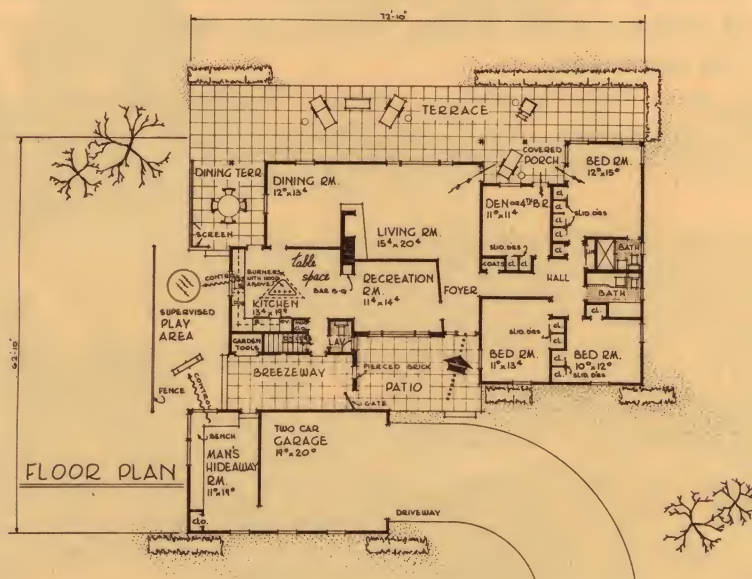


Real Division of Areas, . . . Front-to-back flagstone foyer keeps bedrooms quiet retreat from daytime living. Balconied dinette and separate living room provide choice of winter-weather dining. Three exits to backyard, garden and terrace.

Size: 2,392 sq. ft. main level; 735 sq. ft. rec. room.

Over-all dimensions: 81 ft. by 45 ft. 2 in.

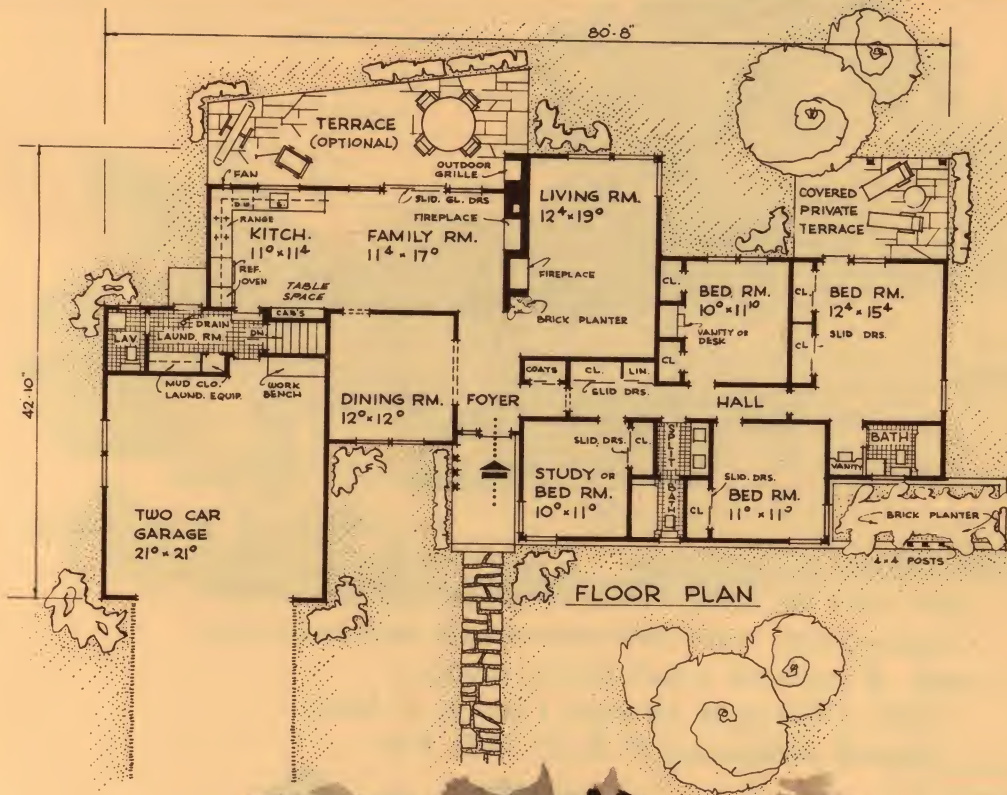




Imperial

Fit for a King and Queen, . . . Regal privacy for the owners with garage and "his" room protecting the main house. Indoor-outdoor alliance to increase living areas. Size: 2,048 sq. ft. living area; 360 sq. ft. garage-hide-away.

Over-all dimensions: 72 ft. 10 in. by 62 ft. 10 in.



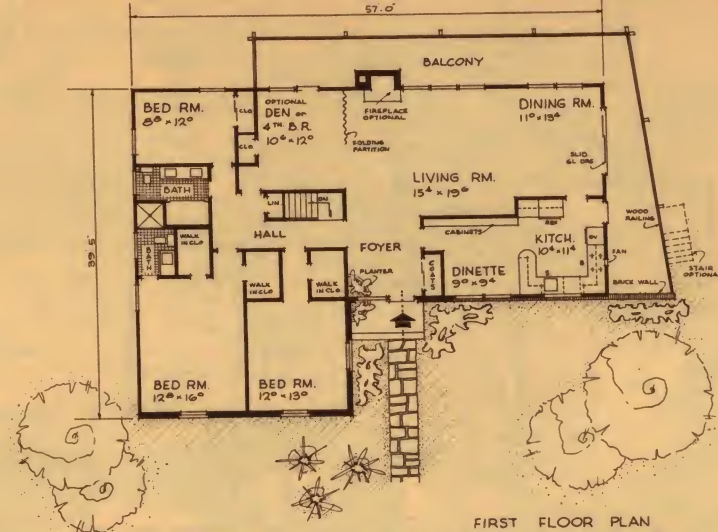
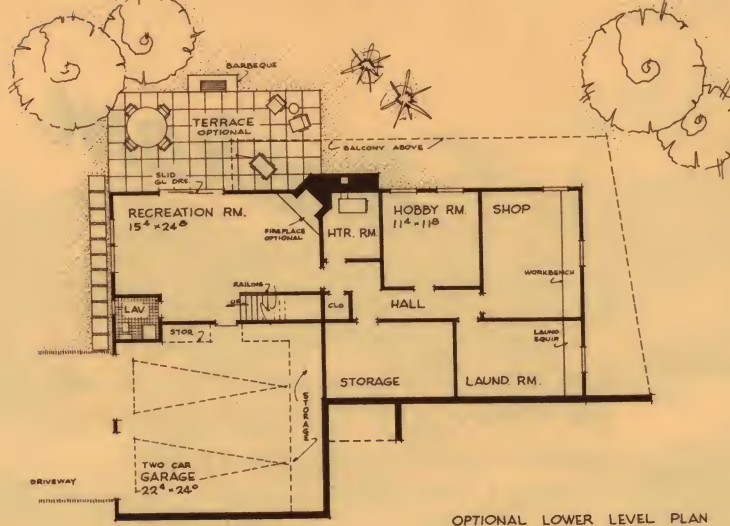
Graham

Low-Lying and Lovely, . . . A modern ranch in the best sense. Private terrace for master bedroom, fireplace and outdoor grille by family room, another rear exit by laundry room, lavatory and kitchen.

Size: 1,788 sq. ft. living area; garage and laundry 550 sq. ft.

Over-all dimensions: 80 ft. 8 in. by 42 ft. 10 in.





Janice

Lower Level Bonus, . . . L-shape leaves tremendous open space for living, dining rooms and kitchen-dinette. Custom-design lower level marvelously increases living area. A ranch for a back-sloping property.

Size: 1,832 sq. ft. 1st floor; 1,304 sq. ft. lower.

Over-all dimensions: 57 ft. by 39 ft. 5 in.





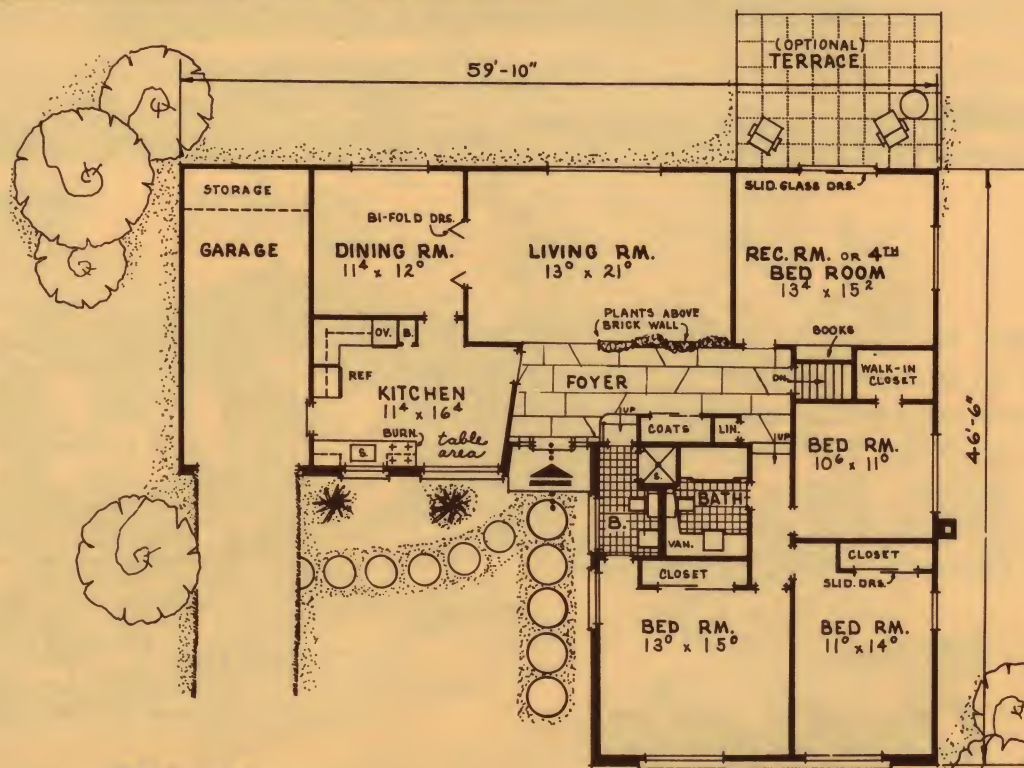
Leslie

Adaptable Fourth Bedroom, . . . At the end of the gallery-type foyer is a fourth bedroom with outside entrance. Other possible uses are as study, family recreation room or combination den and guest room.

Size: 1,766 sq. ft. living area; 244 sq. ft. garage.

Over-all dimensions: 59 ft. 10 in. by 46 ft. 6 in.

(Plans available in reverse)



FLOOR PLAN

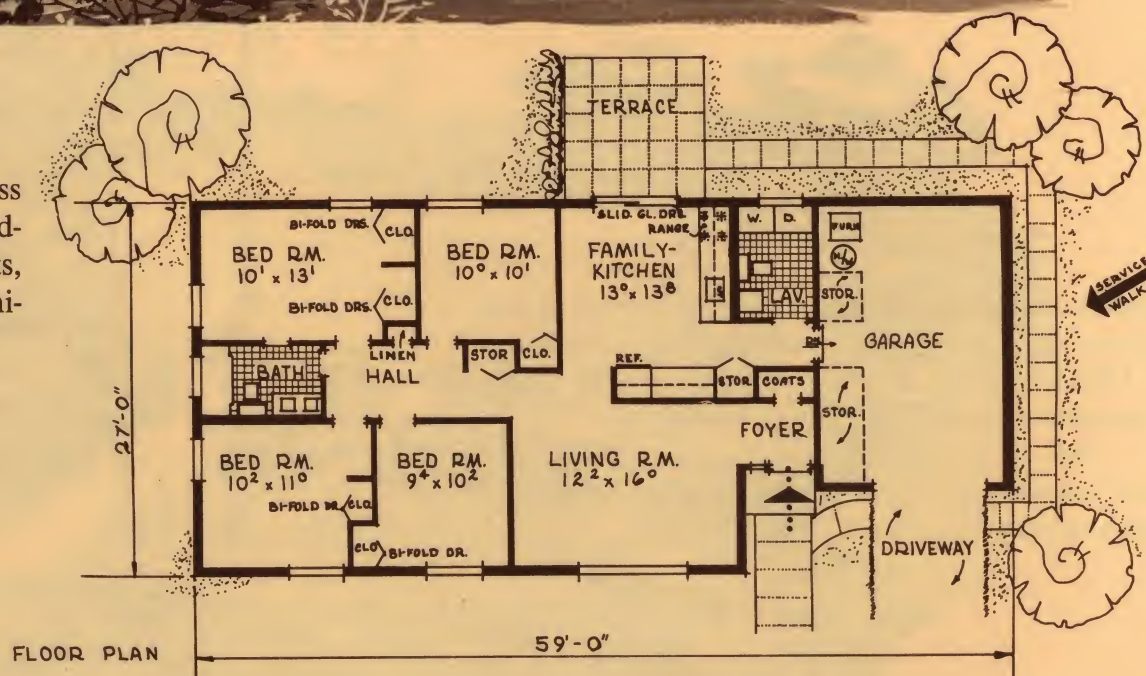


Uncluttered Money-Saver, . . . Here is a basementless home with no storage problem. Garage, kitchen, bedroom hall have extra storage space. Five bedroom closets, linen and coat closets keep clothes and supplies convenient.

Size: 1,183 sq. ft. living area, 288 sq. ft. garage.

Over-all dimensions: 59 ft. by 27 ft.

Oneonta

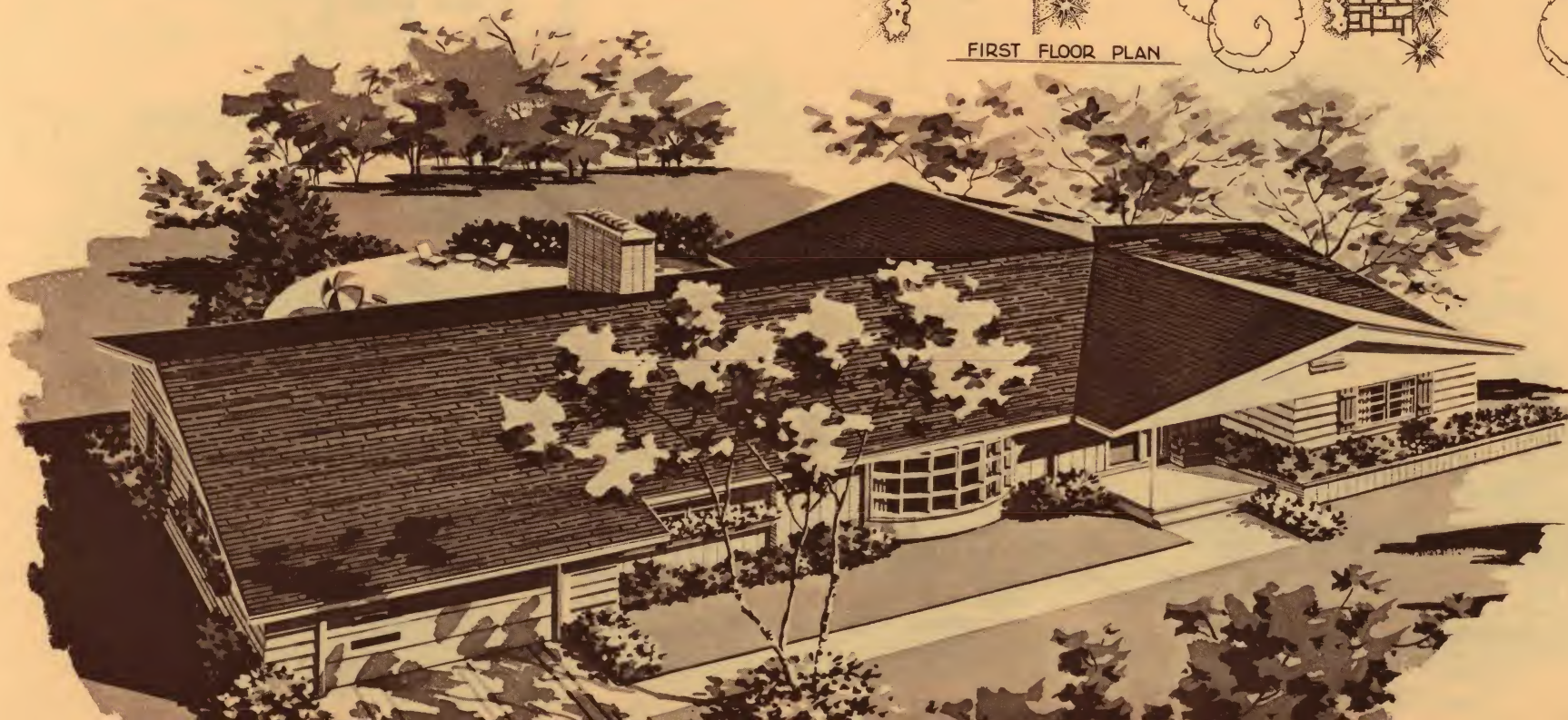
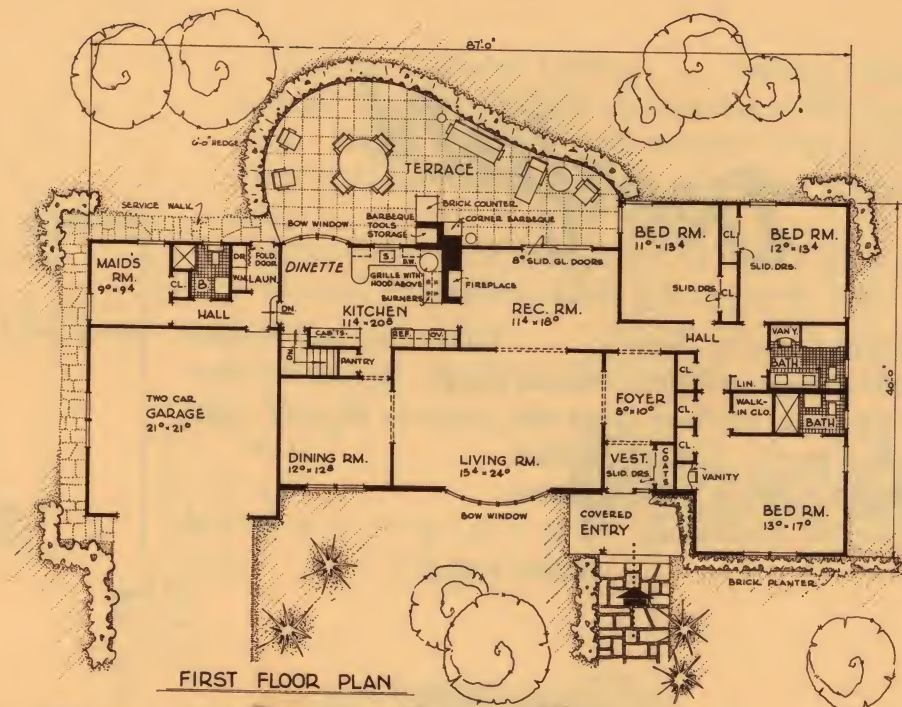


Huntington

Contemporary Elegance, . . . Spacious hospitality areas inside and out suggest this splendid ranch for a sociable family. Three bedrooms plus maid's room, or separate-entrance bed and bath, isolated for peace and quiet.

Size: 2,102 sq. ft. living area; 209 sq. ft. maid's room, laundry, bath; 462 sq. ft. 2-car garage.

Over-all dimensions: 87 ft. by 40 ft.
(Plans available in reverse)

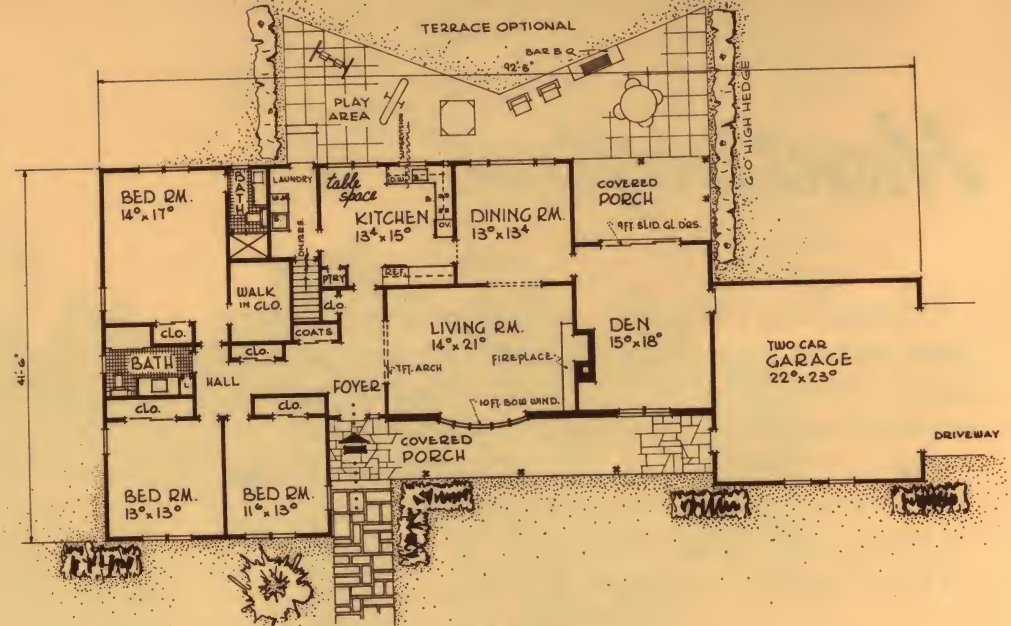


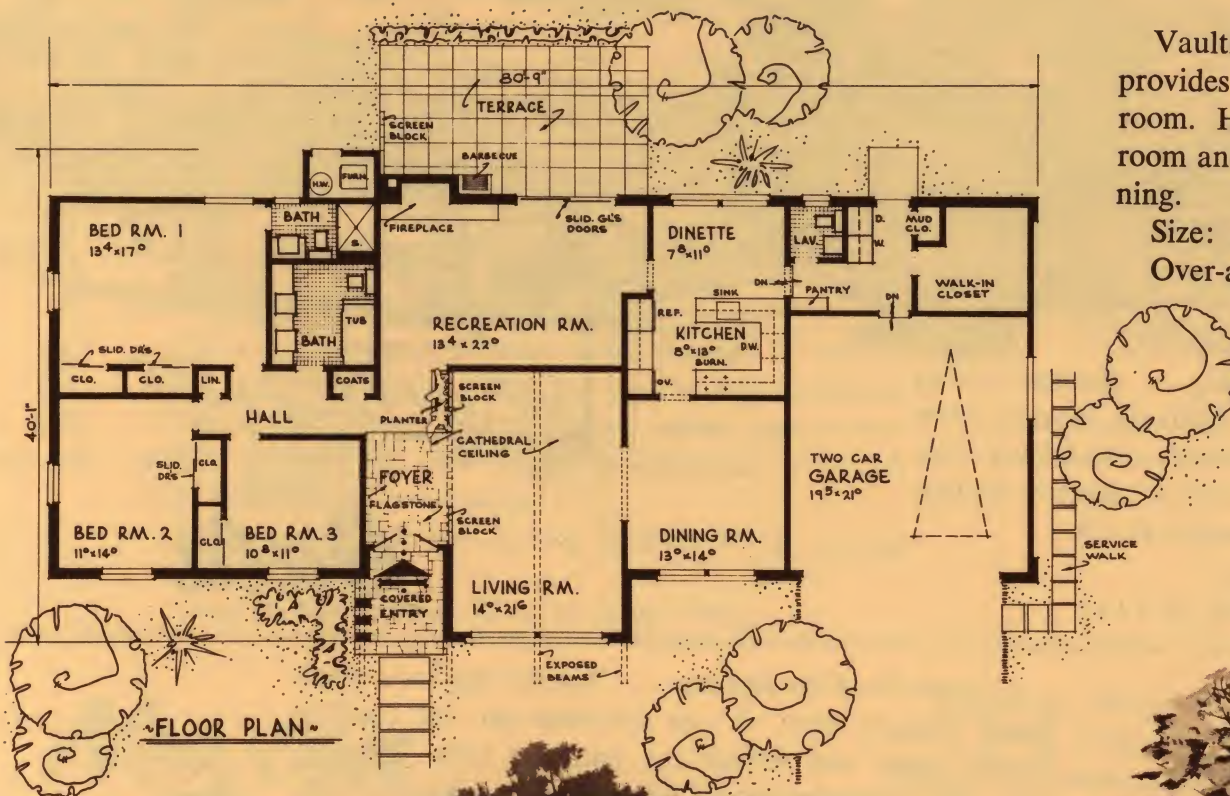
Deerfield

Fresh Country Beauty, . . . Wood shingled exterior covers modern styling in interior design. Special features: Living room fireplace, large den, separate laundry room, covered porch. Deluxe comfort.

Size: 1,864 sq. ft. living area.

Over-all dimensions: 92 ft. 5 in. by 41 ft. 6 in. (excluding garage).





Vaulting Cathedral Ceiling, . . . Unusual gabled roof provides impressive facade and soaring ceiling for living room. Handy rear exits from fireplace wall of informal room and important utility area. Excellent interior planning.

Size: 2,040 sq. ft. living area; 441 sq. ft. 2-car garage. Over-all dimensions: 80 ft. 9 in. by 40 ft. 1 in.

Granville

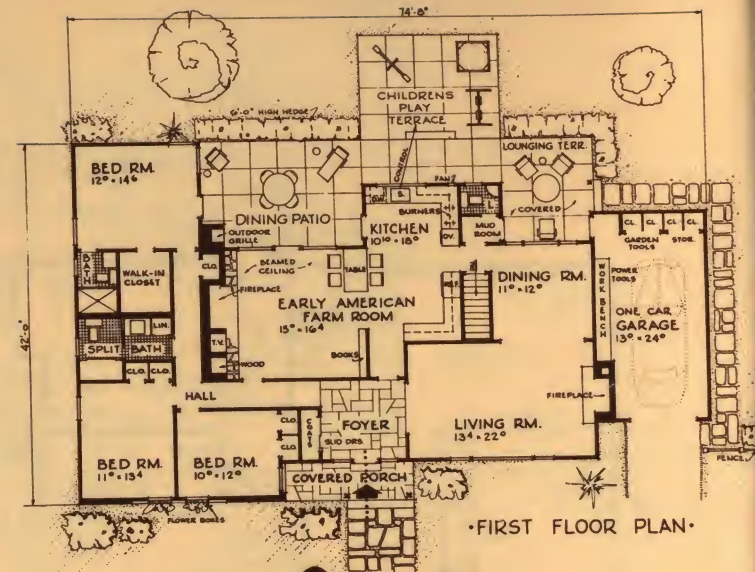




Unusual Early American Room, . . . Beamed ceiling and 15 ft. fireplace-wall dominate stunning informal room open planned with kitchen for versatile entertaining. Dining patio and covered lounging terrace clement weather bonuses. An ideal home for an active family.

Size: 1,979 sq. ft. living area.

Over-all dimensions: 74 ft. 8 in. by 42 ft.

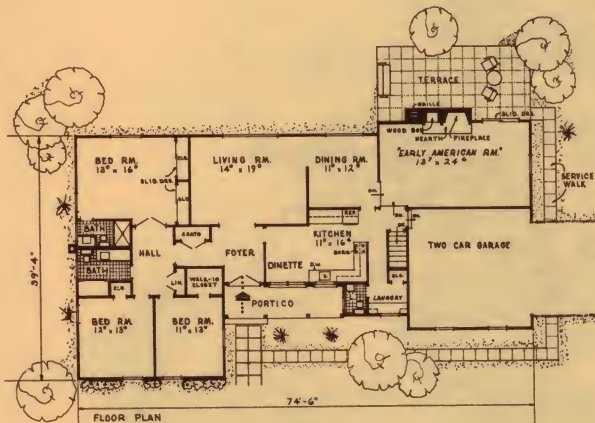


Gala

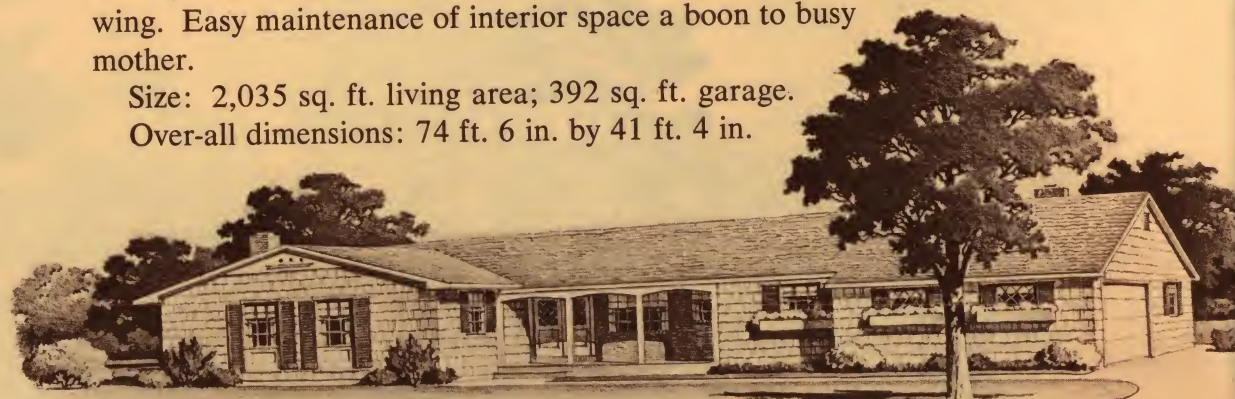
L-Shape For Convenience, . . . Not too big for a small family to take care of, yet activities do not conflict. Family room and terrace far removed from bedroom wing. Easy maintenance of interior space a boon to busy mother.

Size: 2,035 sq. ft. living area; 392 sq. ft. garage.

Over-all dimensions: 74 ft. 6 in. by 41 ft. 4 in.



Appleton



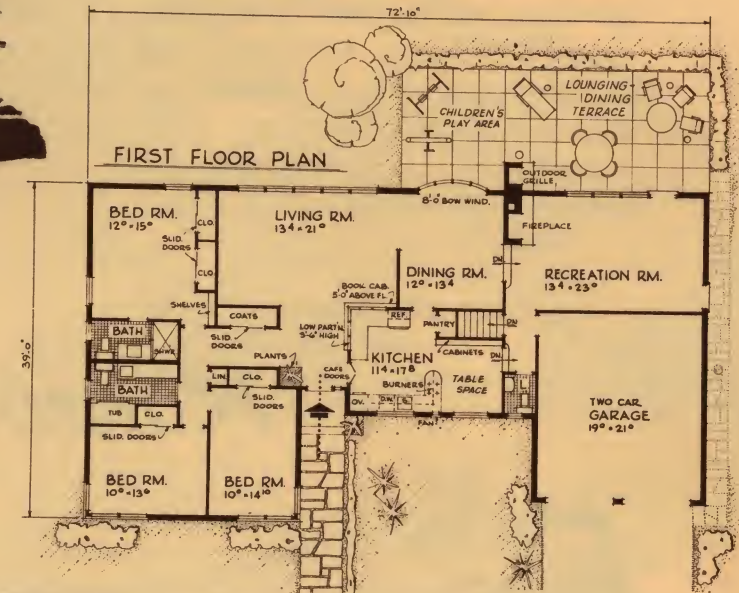
Novelette



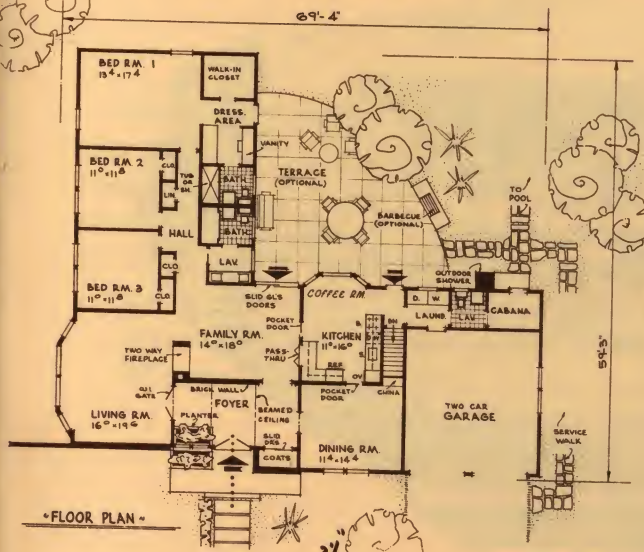
Privacy Built-In, . . . Social rooms planned to exclude street noises. Ranging along the rear of this handsome ranch, living, dining and recreation rooms have extra-width windows for garden and dining-terrace view. A delightful house for suburbia.

Size: 1,668 sq. ft. plus 319 sq. ft. in rec. room. Garage 425 sq. ft.

Over-all dimensions: 72 ft. 10 in. by 39 ft.



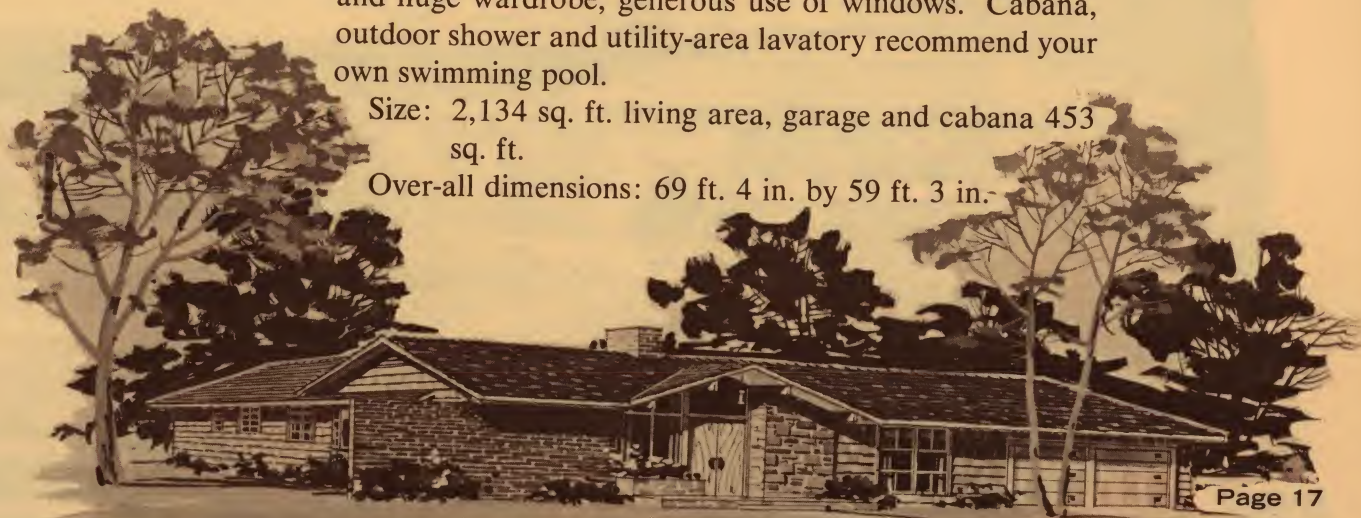
Newton



Luxurious Design Details, . . . Special attention to every detail brings distinction to an exceptionally interesting ranch plan. L-shape integrates house and protected terrace. Note two-way fireplace, master dressing room and huge wardrobe, generous use of windows. Cabana, outdoor shower and utility-area lavatory recommend your own swimming pool.

Size: 2,134 sq. ft. living area, garage and cabana 453 sq. ft.

Over-all dimensions: 69 ft. 4 in. by 59 ft. 3 in.

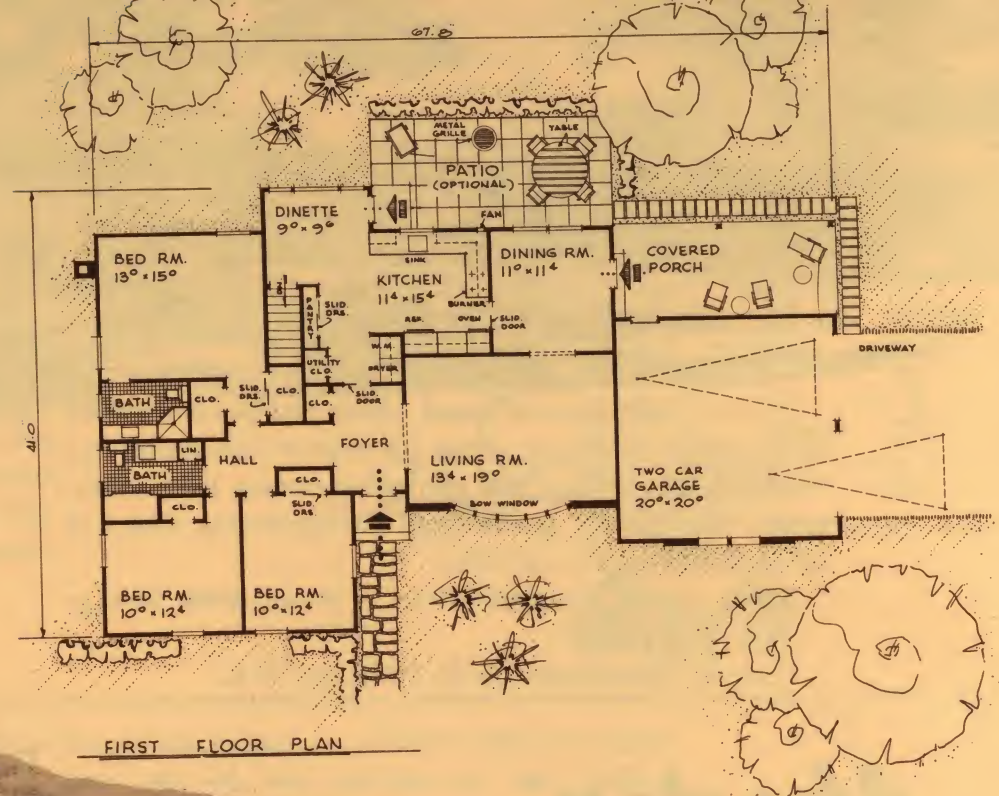


All-weather Livability, . . . Living room with fireplace for winter weather and a multi-purpose covered porch to extend living space during mild days, enhance appeal of three-bedroom ranch. Maximum use of space and extra closets assure family harmony.

Size: 1,510 sq. ft. living area; garage 420 sq. ft.

Over-all dimensions: 67 ft. 8 in. by 41 ft.

Rambler



Nocturne

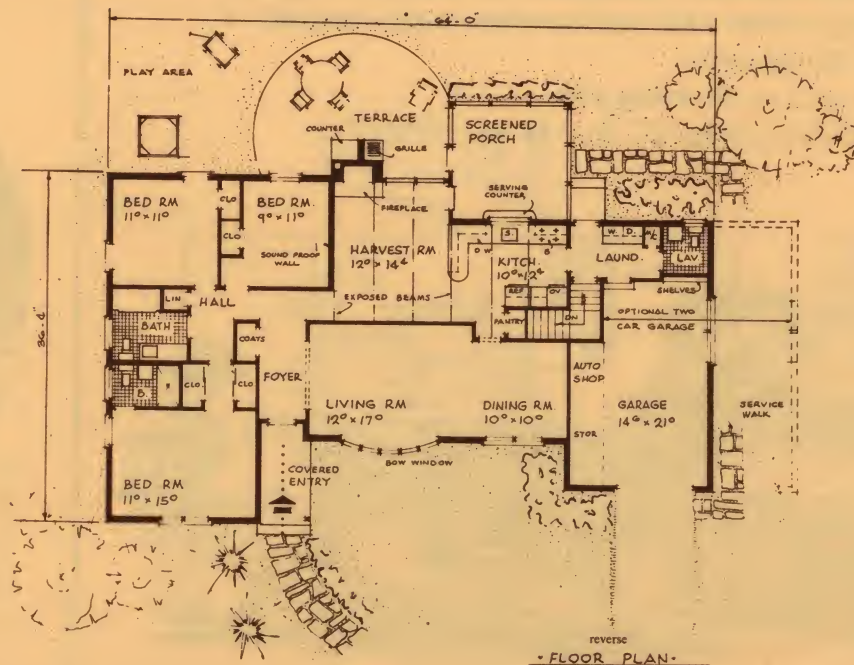


Quality and Distinction, . . . Thoughtful planning creates excellence usually found only in larger house. Old-time Harvest Room is a charming informal gathering place, leaving living room and dining room undisturbed for adult company. Screened porch adds another room.

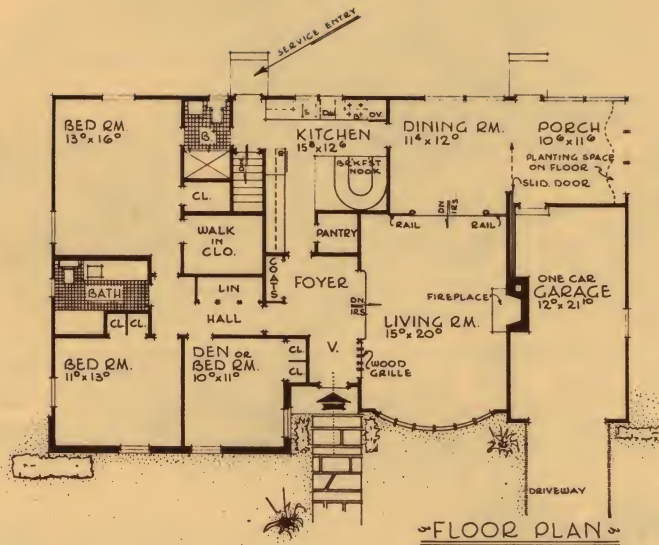
Size: 1,417 sq. ft. living area; 280 sq. ft. garage.

Over-all dimensions: 64 ft. by 36 ft. 4 in.

(Plan available in reverse)



Hearth



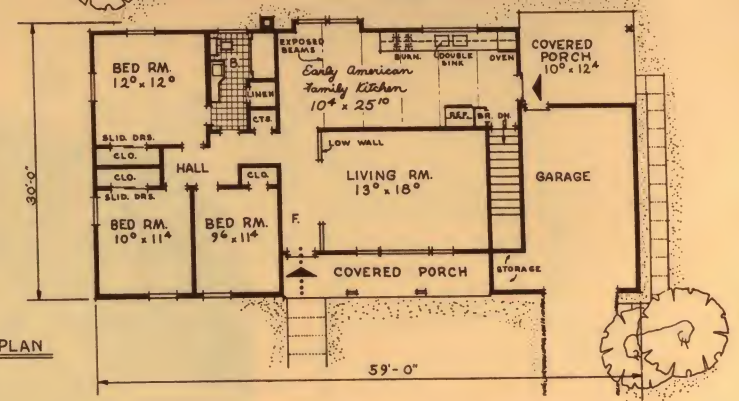
Attractive Space Solution, . . . Central foyer hub of household circulation in compact ranch with amazing amount of living space. Breakfast nook in kitchen, separate dining room and garden-room porch present a choice of dining spots.

Size: 1,612 sq. ft. living area.

Over-all dimensions: 59 ft. 6 in. by 36 ft. 5 in.



FLOOR PLAN



Efficient and Charming, . . . A medium-size home for a family with little children. Simple upkeep for busy housewife, and open-planned family kitchen with Early American room for supervision of small fry commend this cheerful ranch to a young couple.

Size: 1,331 sq. ft. living area; 271 sq. ft. garage.

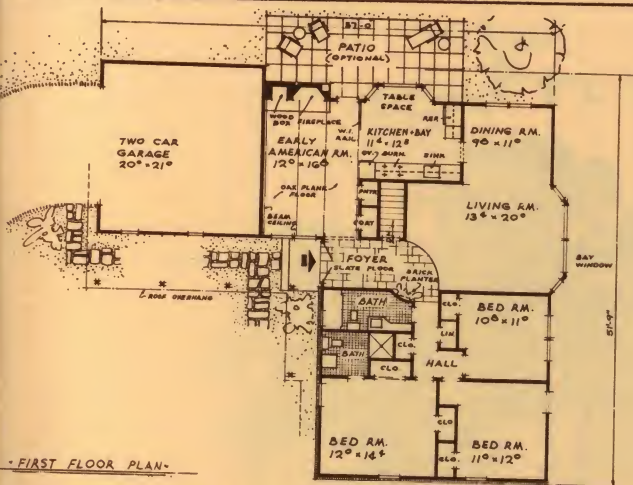
Over-all dimensions: 59 ft. by 30 ft.



Darrell



Dresden



Modern Living With Traditional Warmth, . . . The L-design allows complete privacy in bedroom wing, with distinct sound-separation between formal section and quaint Early American family room. Kitchen adjacent to recreation room and back exit for easy snack service.

Size: 1,519 sq. ft. living area; 441 sq. ft. garage.

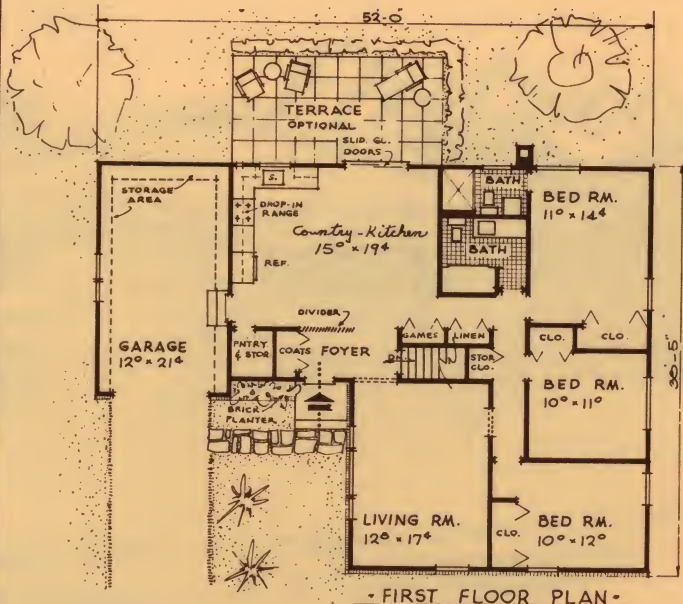
Over-all dimensions: 57 ft. by 51 ft. 9 in.



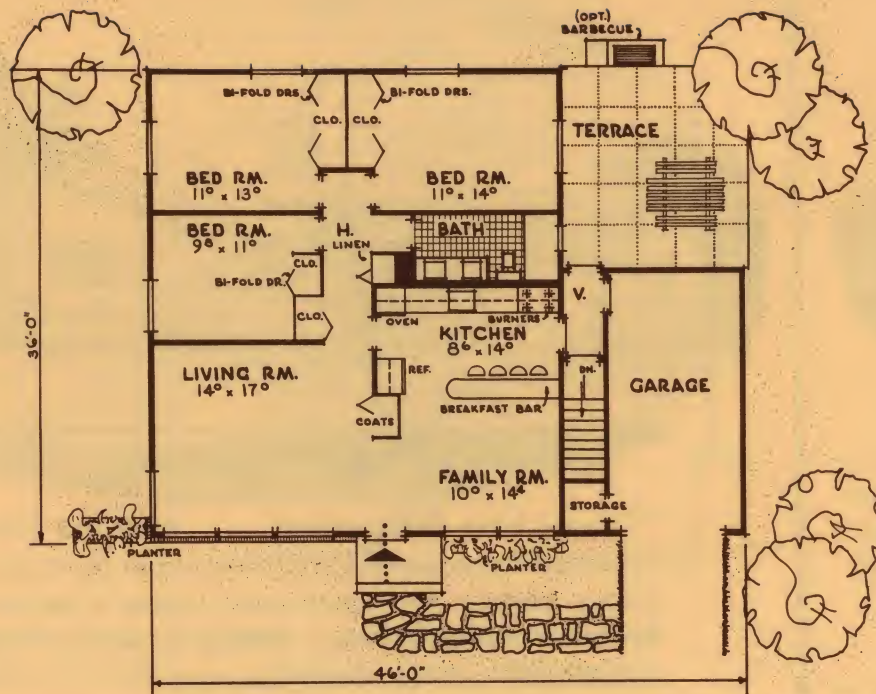
Easy-Living Contentment, . . . With five rooms and three bedrooms this is a small house with big rooms. Combining kitchen and family room makes a spacious area for family companionship. Storage space and closets are remarkable for a one-story this size.

Size: 1,302 sq. ft. living area; 371 sq. ft. garage.

Over-all dimensions: 52 ft. by 38 ft. 5 in.



panorama



~FLOOR PLAN~

Comfort and Economy Use Open-Planning, . . . Living room and family room join to stretch across the front of a modest-size ranch in a contemporary arrangement. Living room window arrangement furthers impression of space.

Size: 1,152 sq. ft. living area; garage, vestibule-storage 290 sq. ft.

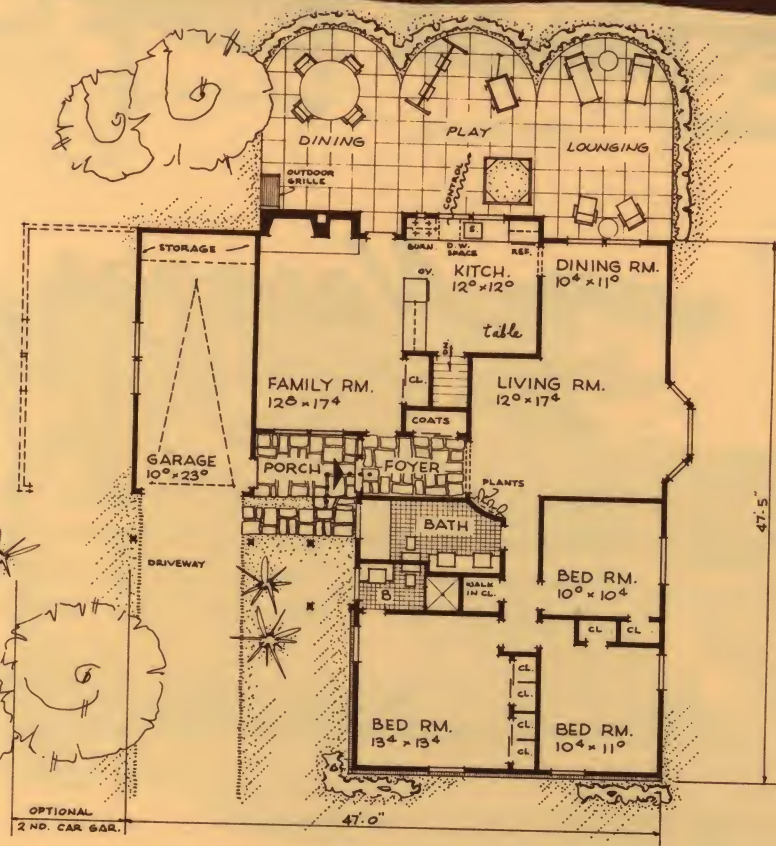
Over-all dimensions: 46 ft. by 36 ft.

Ansonia





FLOOR PLAN



Fleetwood

Practical and Impressive, . . . Appealing ranch for suburban or country living. Within easy reach of each other, quiet and activity zones disconnected by flagstone floored central foyer. A small jewel in appearance.

Size: 1,556 sq. ft. living area.

Over-all dimensions: 47 ft. by 47 ft. 5 in.

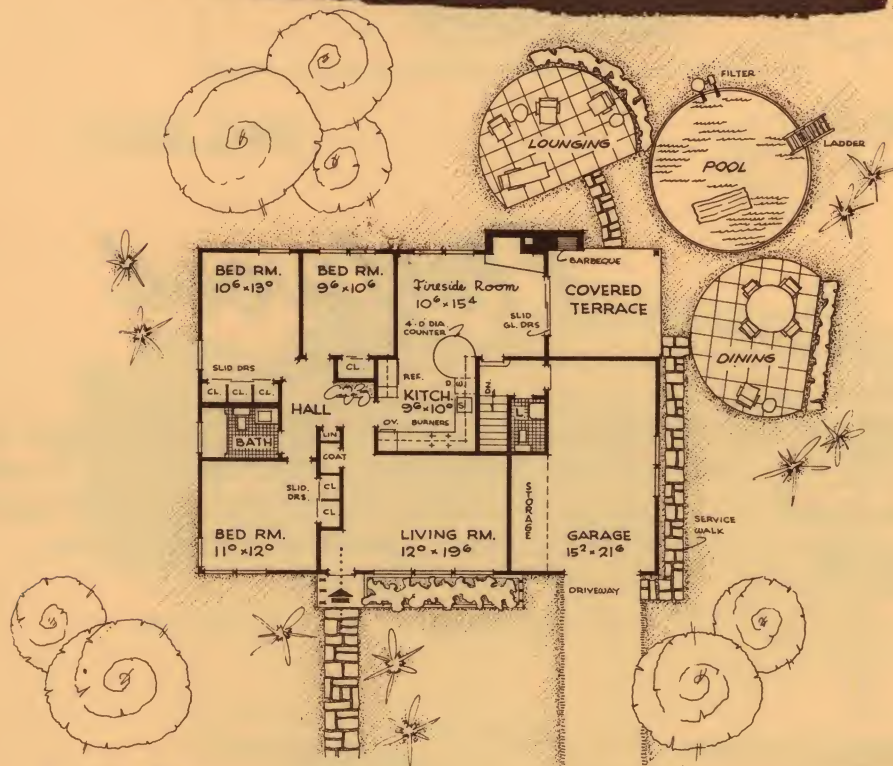


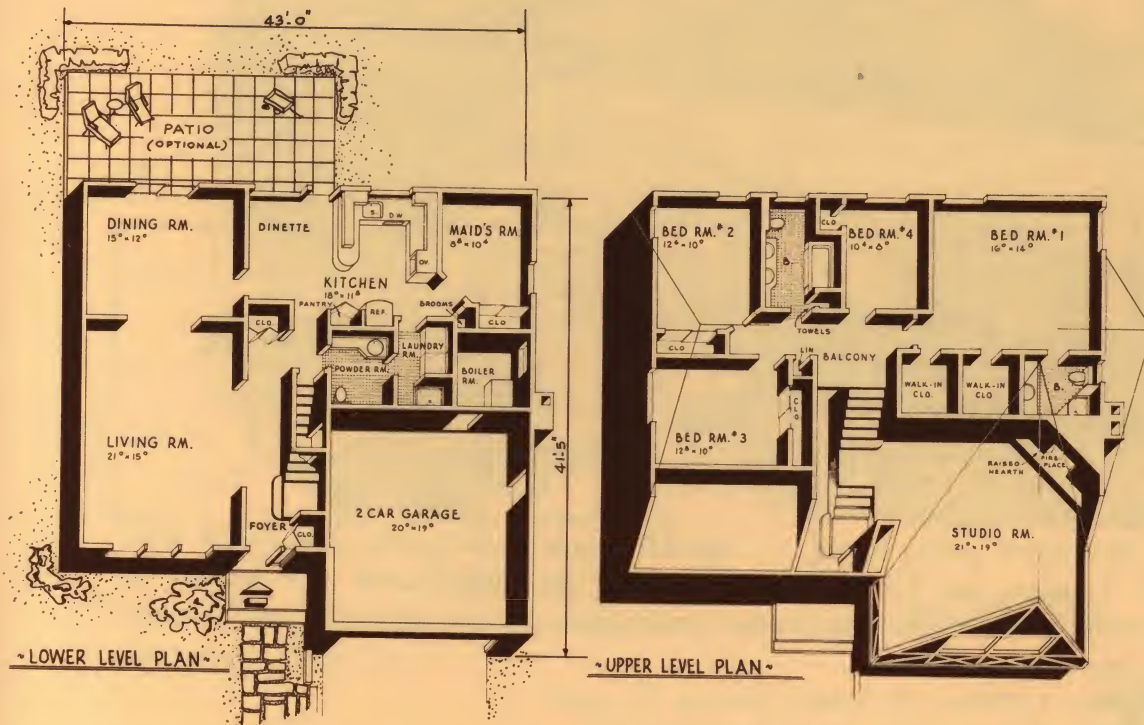
Navarre

Smartly Styled, Yet Cozy, . . . Roof overhang visually widens exterior of distinguished budget-scale ranch. Fireside Room and covered terrace with barbeque are innovations that add to family fun. Large storage space in garage.

Size: 1,159 sq. ft. living area.

Over-all dimensions: 48 ft. by 33 ft.





A Home With Personality, . . . Diamond-pane windows, fieldstone veneer and half-timber trim present an individual facade. Inside, unusual studio room and entrance foyer share a soaring cathedral ceiling. Corner fireplace has raised hearth.

Size: 1,164 sq. ft. 1st level; 420 sq. ft. studio area; 943 sq. ft. bedroom level; 455 sq. ft. garage, boiler room.

Over-all dimensions: 41 ft. 5 in. by 43 ft.

Windsor

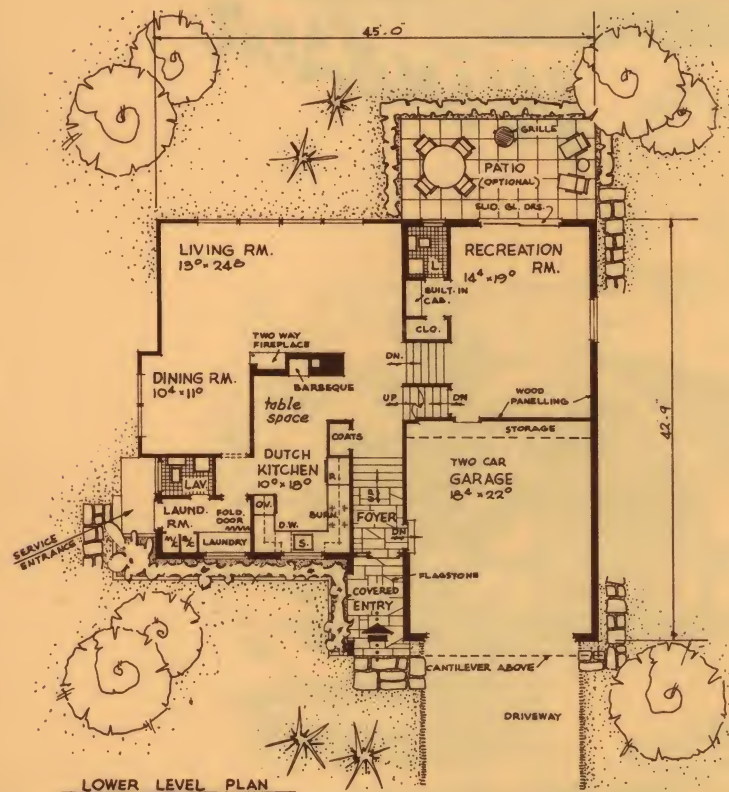




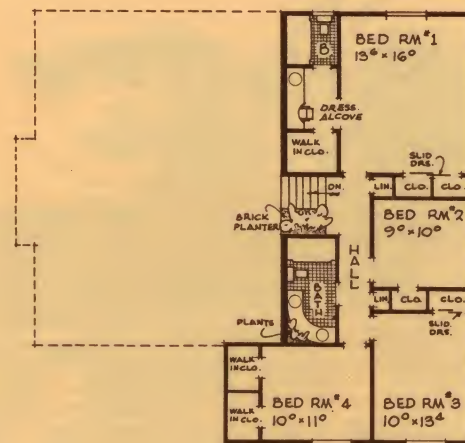
Multiplied Living Space, . . . Special touches abound in transitional split-level: fireplace and barbecue wall; lavatory on kitchen level and another by recreation room; planter decorated family bath; service entry off laundry room; flagstone or slate foyer.

Size: 1,294 sq. ft. lower; 934 sq. ft. upper.

Over-all dimensions: 45 ft. by 42 ft. 9 in.



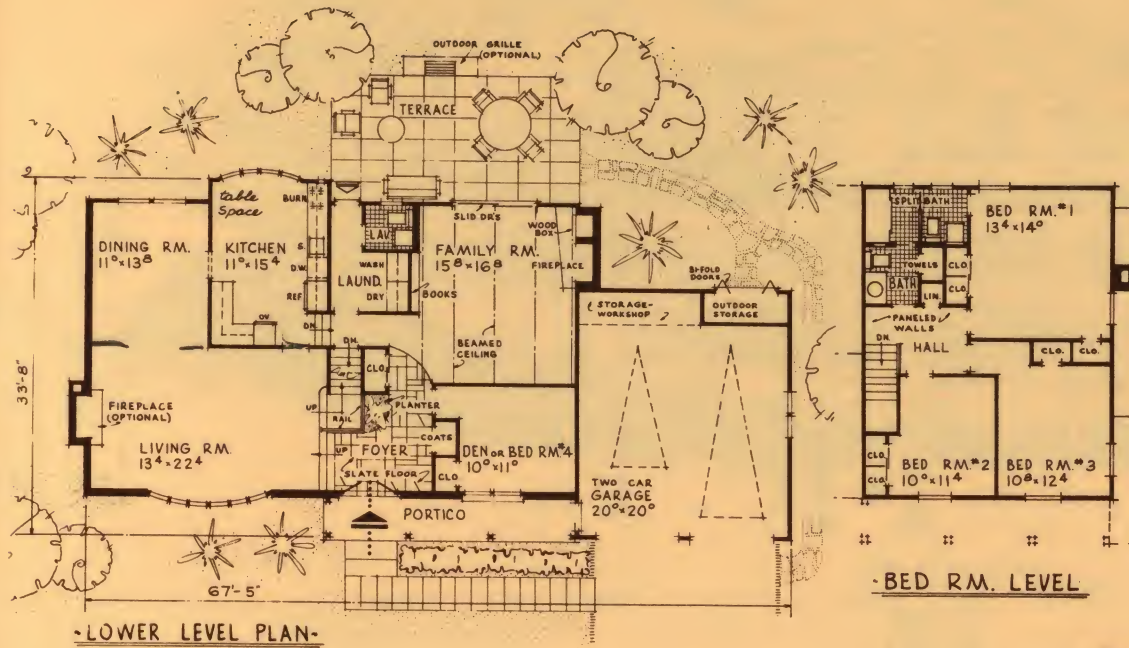
LOWER LEVEL PLAN



BED ROOM LEVEL

Tiffany

Opal



New England Farmhouse, . . . Enchanting split-level with three or four bedrooms. Two fireplaces, one in beamed ceiling family room which opens to terrace. Lavatory near outside play area.

Size: 1,256 sq. ft. lower; 687 sq. ft. bedrooms; 460 sq. ft. garage; 88 sq. ft. portico.

Over-all dimensions: 67 ft. 5 in. by 33 ft. 8 in.

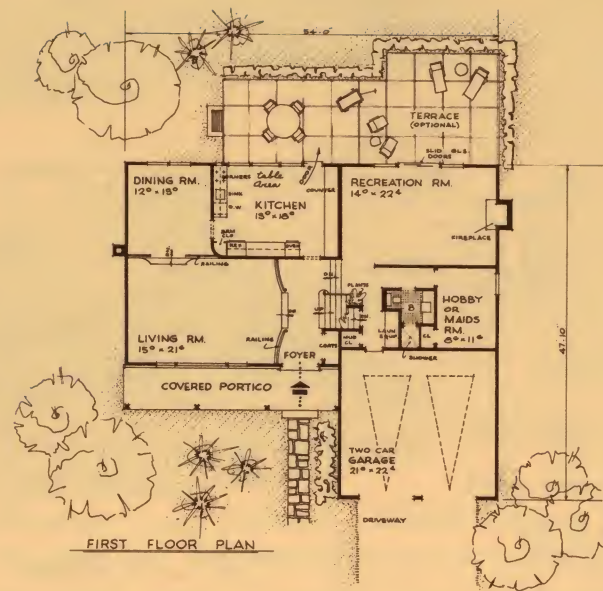


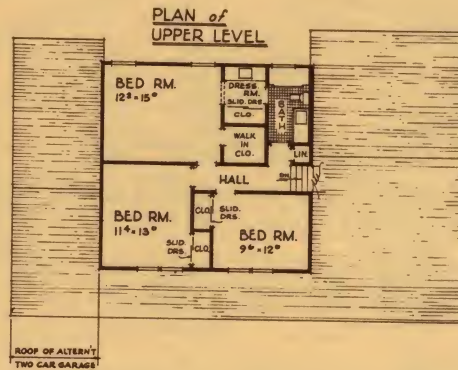
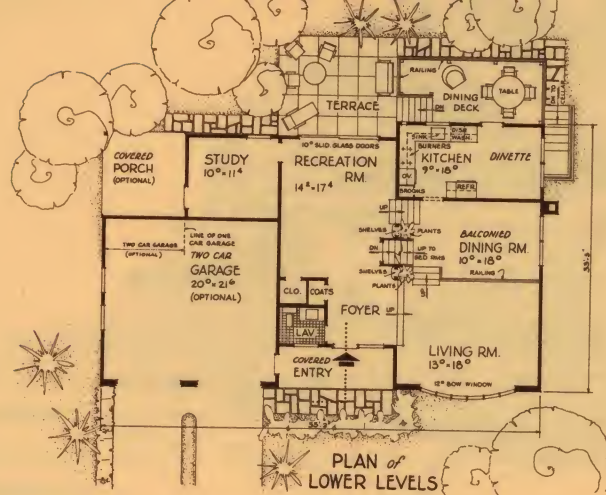
Jardine

Family Room Plus Hobby Room, . . . A small room is set aside as a home office, sewing room, or what have you. Sunken living room and separate dining room away from recreation room. Dressing area and twin-basin master bathroom.

Size: 1,516 sq. ft. lower; 1,083 sq. ft. upper.

Over-all dimensions: 54 ft. by 47 ft. 10 in.





Bainbridge

Ever Attractive Farmhouse, . . . Traditionally serene exterior with floor-to-ceiling bow window in living room. Balconied formal dining room, in-kitchen dinette and outdoor dining deck offer delightful choice of meal enjoyment.

Size: 1,139 sq. ft. lower; 697 sq. ft. upper.

Over-all dimensions: 55 ft. 2 in. by 33 ft. 5 in.

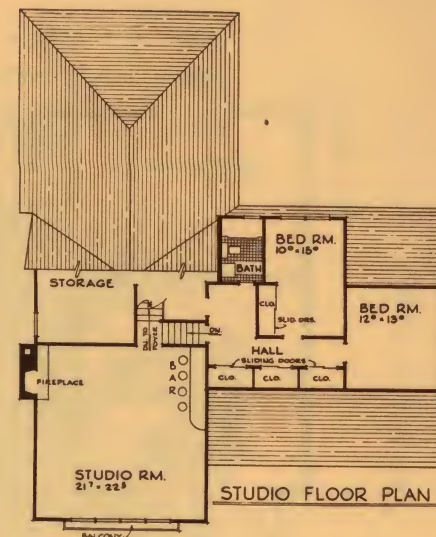
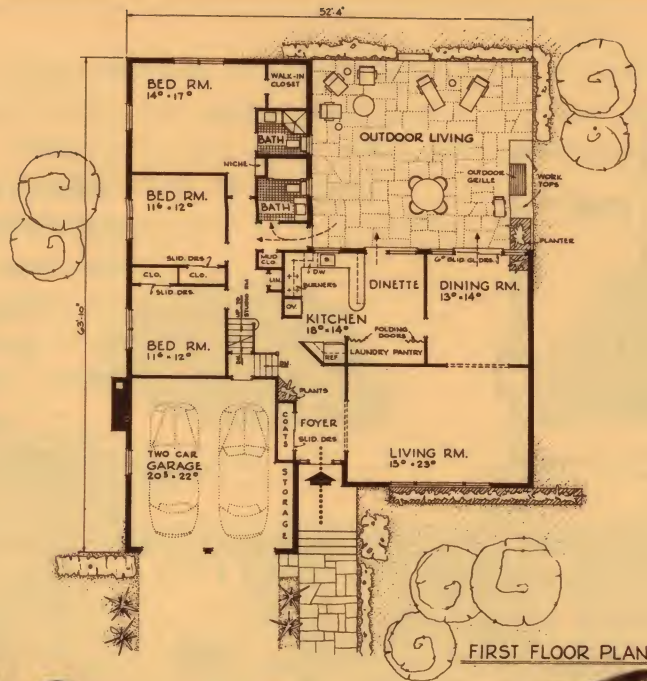


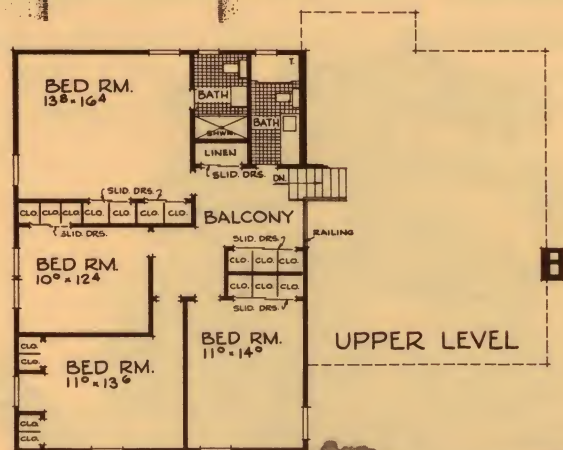
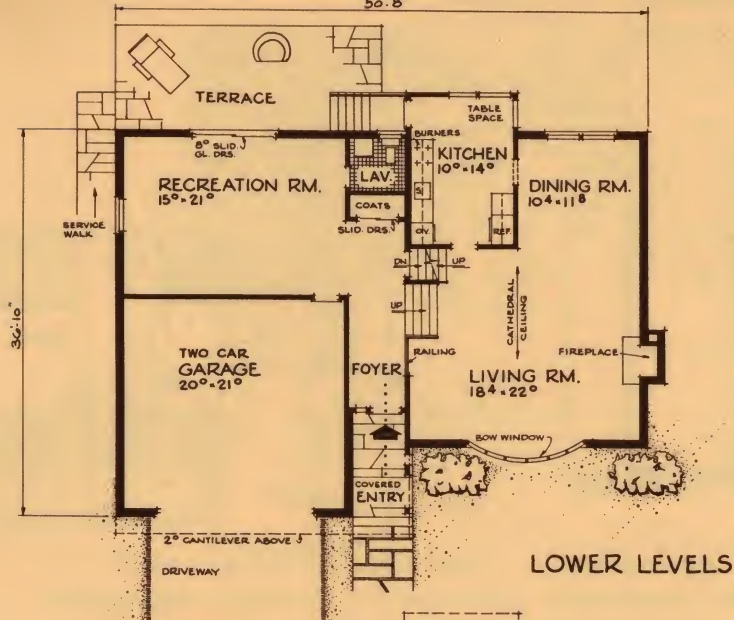
Stoddard

Indoor-Outdoor Living Space, . . . Every room has a view here. A lovely studio room over garage has wide-window at front, yet is protected from passersby. Bedrooms, dining room and dinette have access to large, sheltered patio.

Size: 1,895 sq. ft. lower; 1,112 sq. ft. upper.

Over-all dimensions: 52 ft. 4 in. by 63 ft. 10 in.





Multi-Level for Activity Distribution, . . . Recreation room on foyer level has sliding doors to terrace. Formal living room and dining room on mid-level boasts cathedral ceiling, fireplace and bow window. Sleeping quarters in quiet-zone top level.

Size: 1,230 sq. ft. (exclu. garage) lower; 1,076 sq. ft. upper.

Over-all dimensions: 50 ft. 8 in. by 36 ft. 10 in.

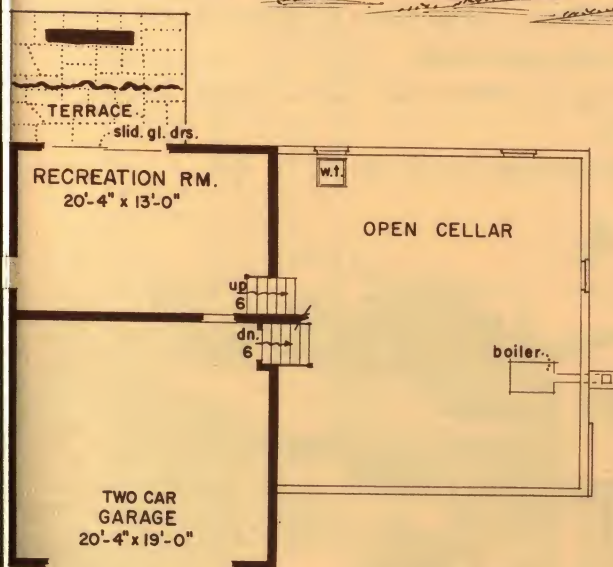
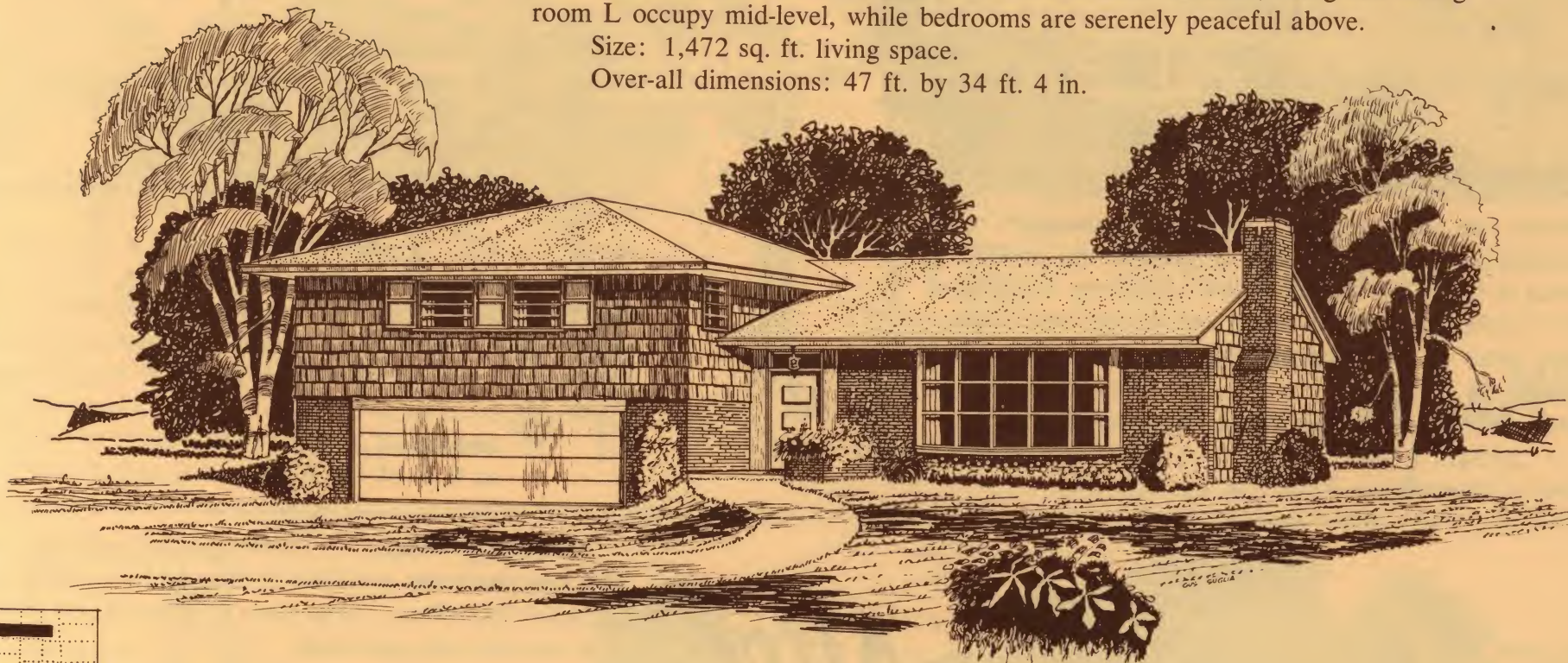
Dana



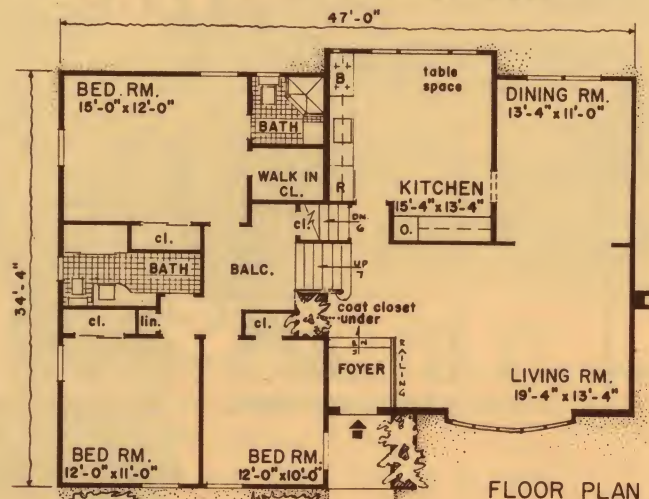
Complete Division of Activity Spheres, . . . Lower level houses the recreation room which has sliding glass doors to a terrace. Kitchen, living and dining room L occupy mid-level, while bedrooms are serenely peaceful above.

Size: 1,472 sq. ft. living space.

Over-all dimensions: 47 ft. by 34 ft. 4 in.



LOWER LEVEL



FLOOR PLAN

Jasper

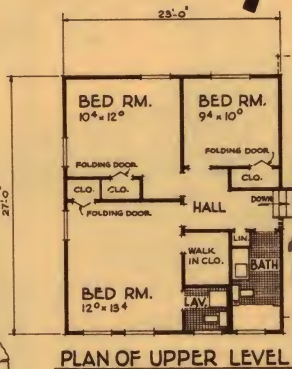
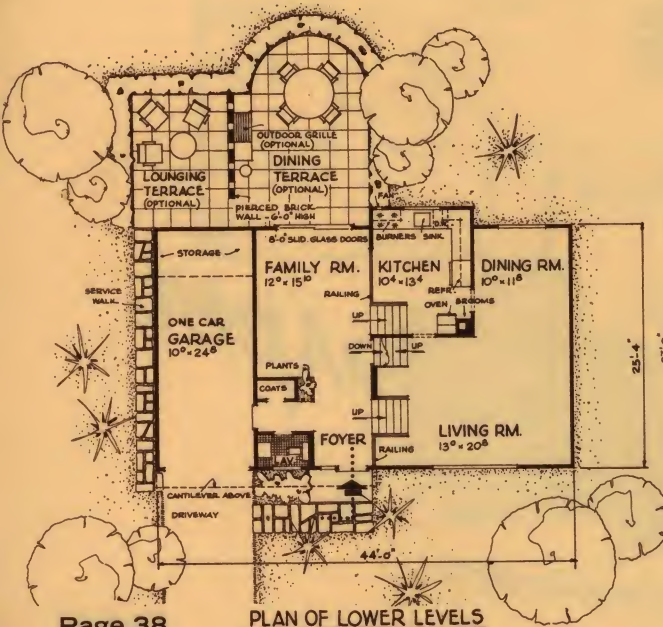
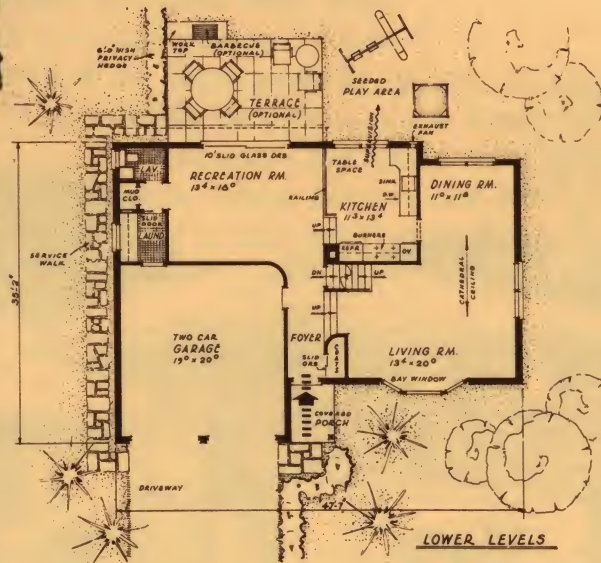
Preston



Perfect For Slight Slope, . . . Parental supervision of youngsters in recreation room is possible by mother working in balconied kitchen above. Windows on three sides of cathedral-ceilinged living and dining room area add to sense of space by looking over three sides of property.

Size: 1,055 sq. ft. lower; 786 sq. ft. upper; 412 sq. ft. garage.

Over-all dimensions: 47 ft. 7 in. by 35 ft. 2 in.



Afton

Modern as Today, . . . Contemporary inside and out, this three-bedroom split-level is planned for a young family who can't afford a large piece of property, yet want to live and entertain graciously.

Size: 874 sq. ft. lower; 621 sq. ft. upper; garage 260 sq. ft.

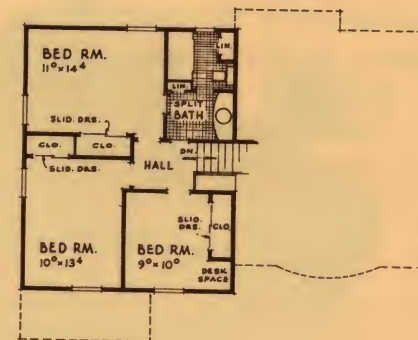
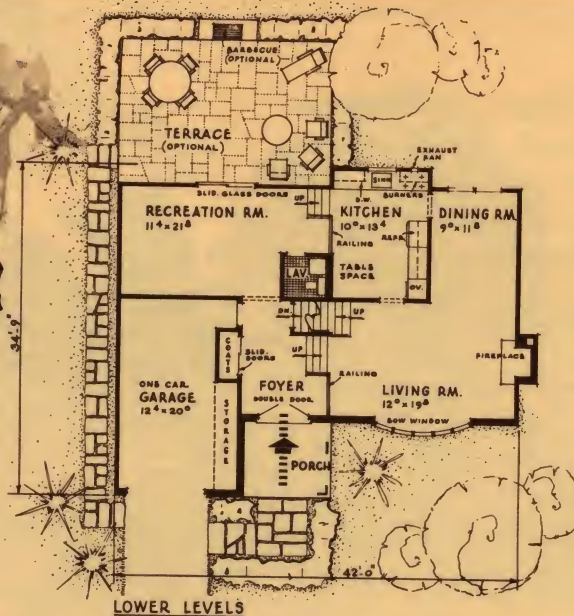
Over-all dimensions: 44 ft. by 25 ft. 4 in.





Arranged to Suit a Lively Family, . . . This side-to-side multi-level home provides a welcome for all ages. Recreation room can be entered from front or back without muddy feet tracking through carpeted area. Bow window and fireplace points of interest in spacious dining-living room section.

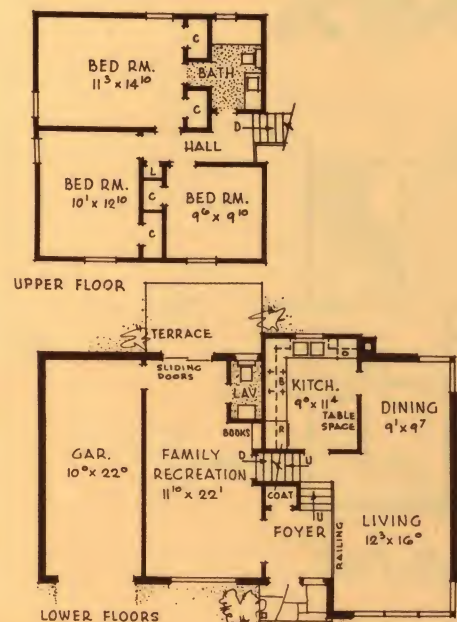
Size: 913 sq. ft. lower; 618 sq. ft. upper.
Over-all dimensions: 42 ft. by 34 ft. 9 in.



UPPER LEVEL

(Plans available in reverse)

Spencer



NOTE: BASEMENT BELOW L.V. RM., DINING RM., KITCH. & FOYER.



Snug For Suburbia, . . . Ground level family room bright and gay with twin windows at front and glass doors to terrace at rear. Tight planning, with no wasted hall space, takes advantage of interior footage.

Size: 1,104 sq. ft. living area plus 314 sq. ft. rec. room; 227 sq. ft. garage.

Over-all dimensions: 42 ft. 7 in. by 27 ft.

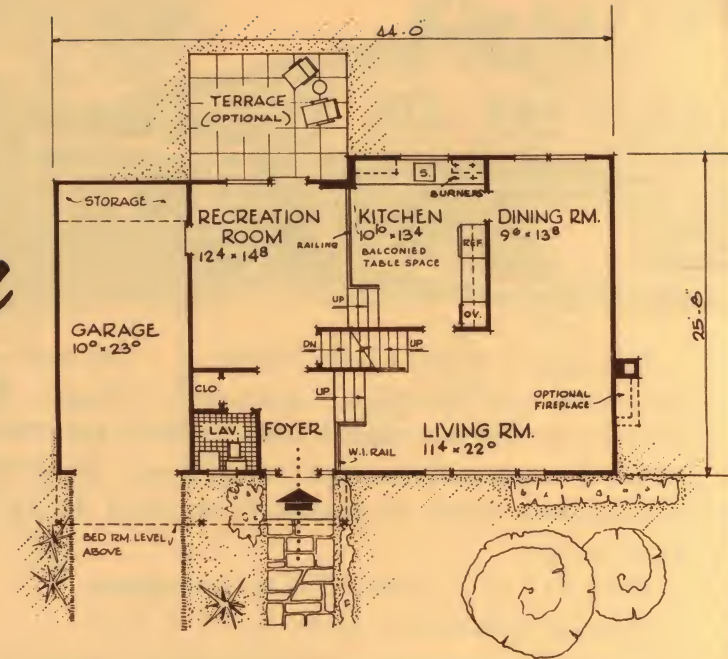
Tyrone

High Living, Low Budget, . . . Railings are only boundary dividing ground floor from mid level. This allows the eye to travel the entire interior, for uninterrupted open space, yet keeps each activity within its confines.

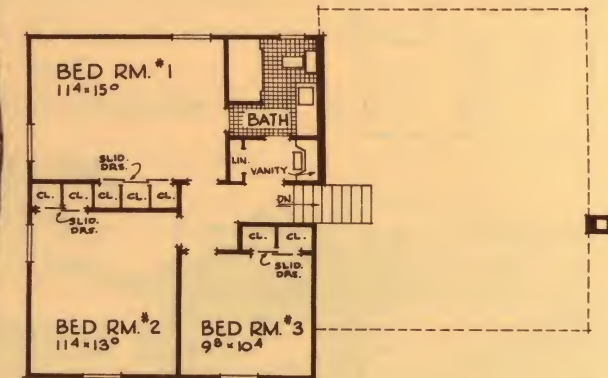
Size: 841 sq. ft. lower; 629 sq. ft. upper.

Over-all dimensions: 44 ft. by 25 ft. 8 in.

Vanessa



LOWER LEVEL PLAN



UPPER LEVEL PLAN



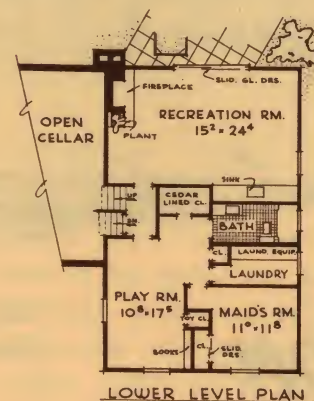
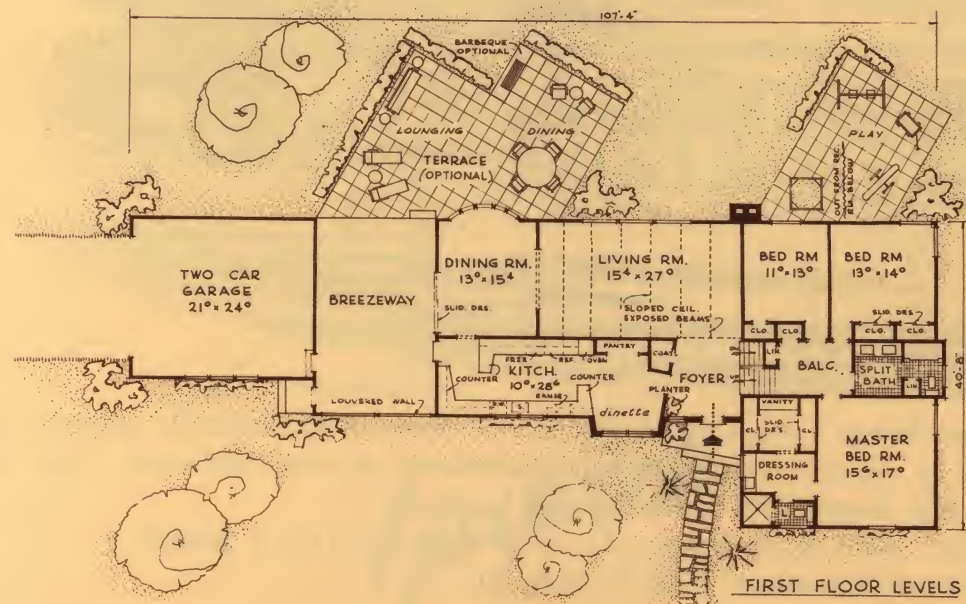


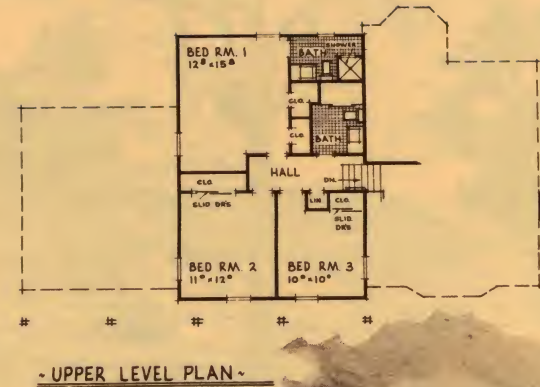
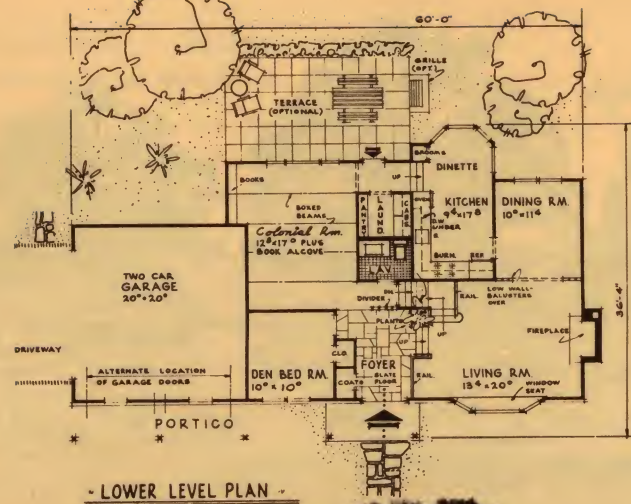
Randall

Ultra Room-Size, . . . This beauty has a place for everything without crowding, even a protected breezeway for warm weather outdoor play and rest when it is too rainy or too hot. On the lower level is the recreation room, with its fireplace-and-planter wall and bar sink, a second play room, maid's room and full bath, and laundry.

Size: 3,000 sq. ft. living area.

Over-all dimensions: 107 ft. 4 in. by 40 ft. 8 in.



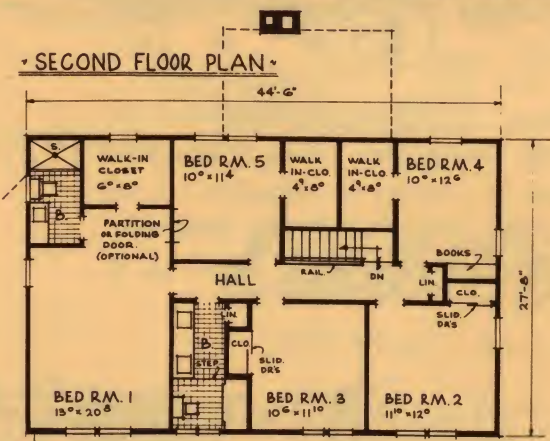
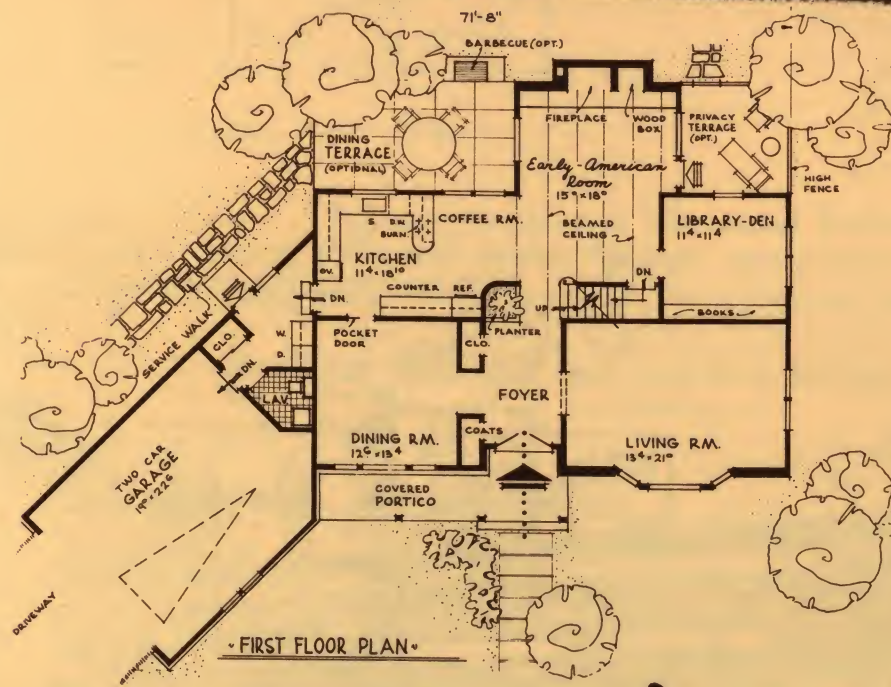


Rawson

Two Wings From Central Foyer, . . . Formal and informal entertaining directed to opposite sides of centered entrances at front and back. Big, big kitchen and dinette with outlook to rear garden.

Size: 1,073 sq. ft. lower; 682 sq. ft. upper; 420 sq. ft. garage.

Over-all dimensions: 60 ft. by 36 ft. 4 in.



Ipswich

Simplified Colonial Pampers Family, . . . Five bedrooms, or four with sitting room for owners, plus an opulent main floor, total a lifetime of enjoyment in a home to be proud of. Coffee room, library, and Early American room are extra pleasures. Note pie-shaped utility area and angled garage.

Size: 1,921 sq. ft. 1st floor; 1,233 sq. ft. 2nd floor; 568 sq. ft. garage and laundry.
Over-all dimensions: 71 ft. 8 in. by 56 ft. 2 in.

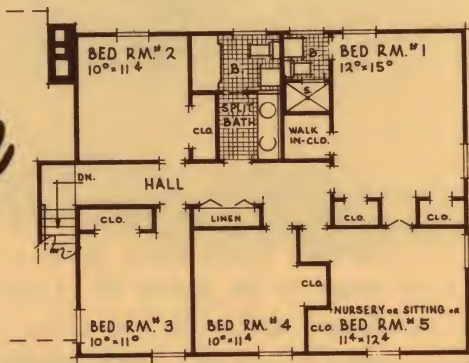


Abundant Living Space, . . . Colonial farmhouse exterior and well-organized living area effect a beautiful blend. A house at home in country or suburbia for today's large family. Traffic circulation ideally planned.

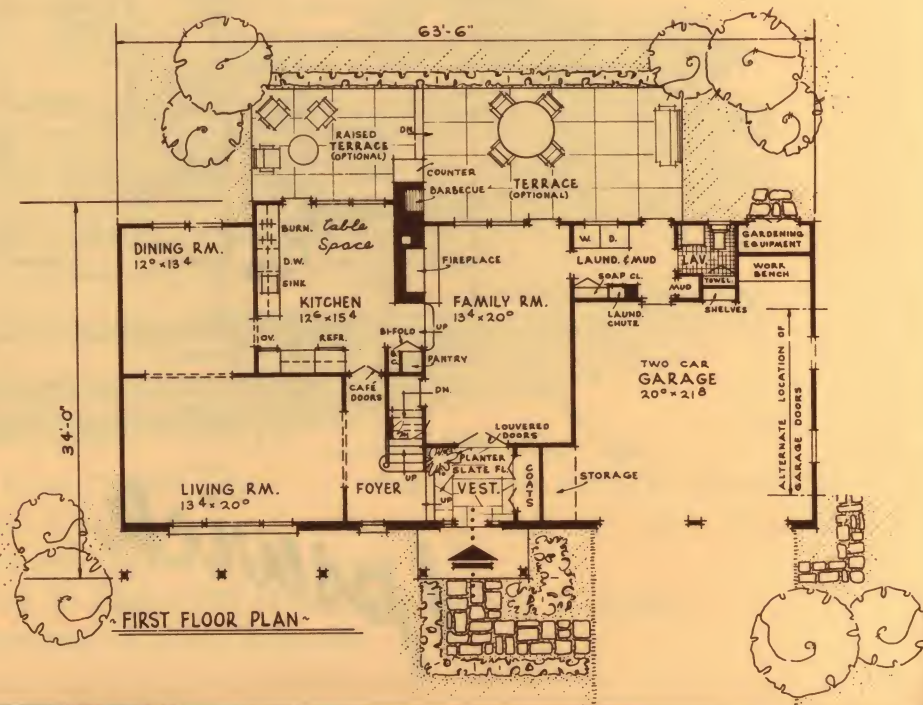
Size: 1,286 sq. ft. 1st floor living area; 1,069 sq. ft. 2nd floor.

Over-all dimensions: 63 ft. 6 in. by 34 ft.

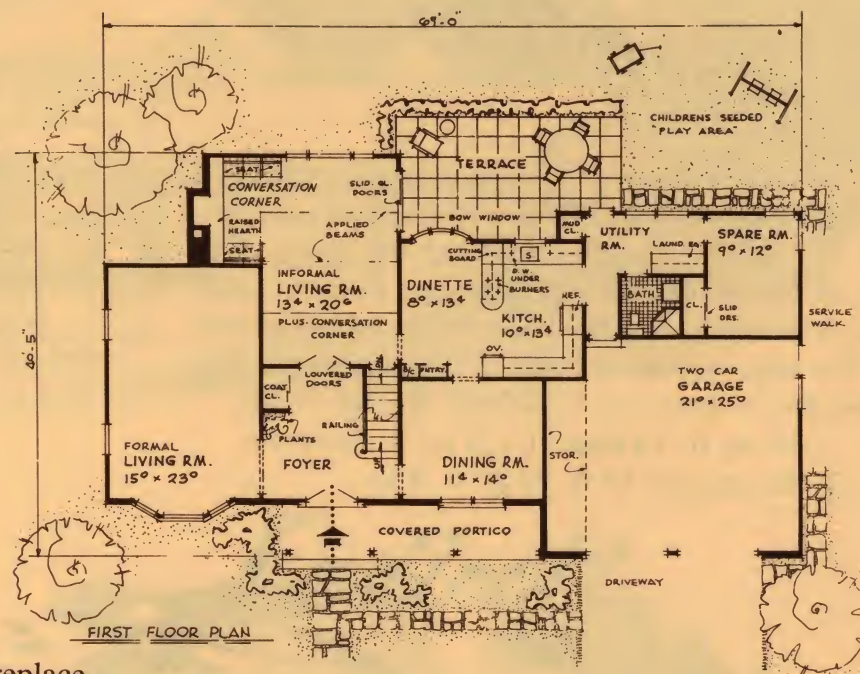
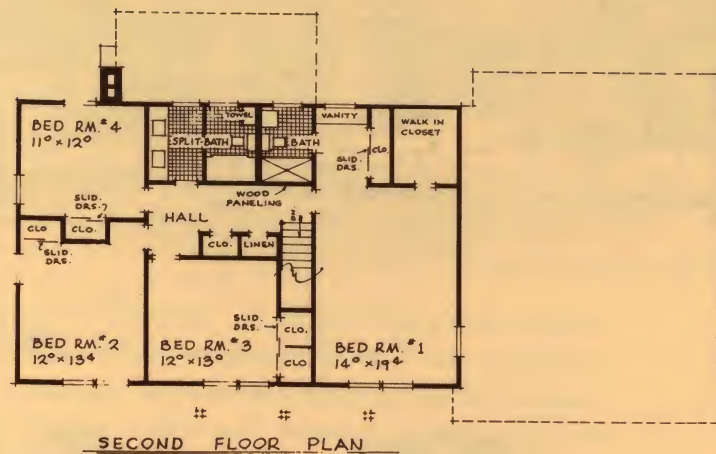
Roundtree



~ SECOND FLOOR PLAN ~



~ FIRST FLOOR PLAN ~



Lindstrom

Large in Luxury Details, . . . Informal living room with raised fireplace and conversation corner, dressing room with master bedroom, bow-windowed dinette and what-you-will spare room, are just some of the features of this impressive house.

Size: 1,549 sq. ft. 1st floor living area; 1,161 sq. ft. 2nd floor; 506 sq. ft. garage.

Over-all dimensions: 69 ft. by 40 ft. 5 in.

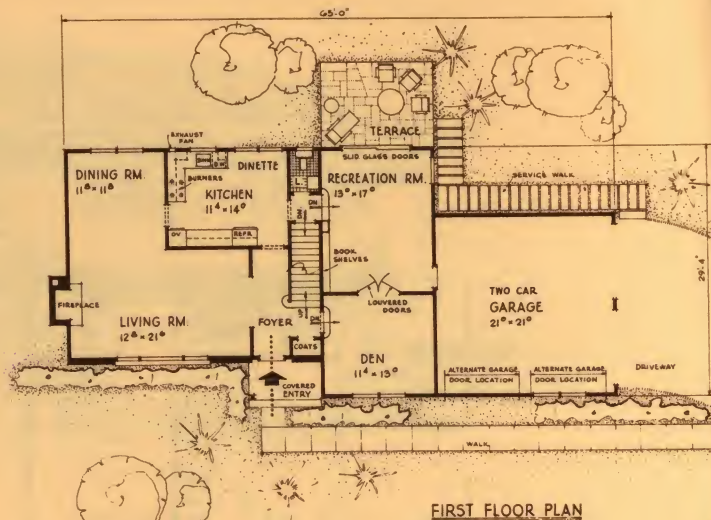
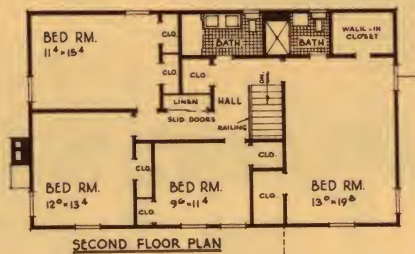


Bradley

Trim and Important, . . . Ordered living and moments of quiet are possible in this traditional two story. The den can be closed off from the recreation room to bring peaceful relaxation when the children are taking advantage of the large recreation room. Living-dining room L is dead-ended to keep out household through traffic.

Size: 1,163 sq. ft. 1st floor; 1,123 sq. ft. 2nd floor.

Over-all dimensions: 65 ft. by 29 ft. 4 in.



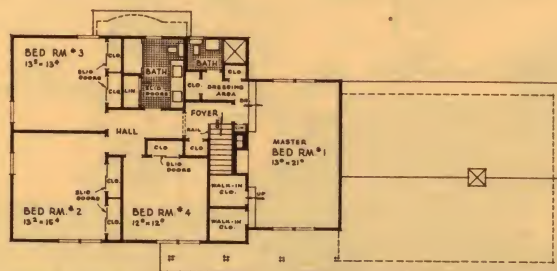


Adaptable Extra Room, . . . A second front entry offers a room that would afford complete privacy for a professional office. Another surprise is a fireplace in the master bedroom. If desired, office and screened porch may be eliminated shortening over-all width.

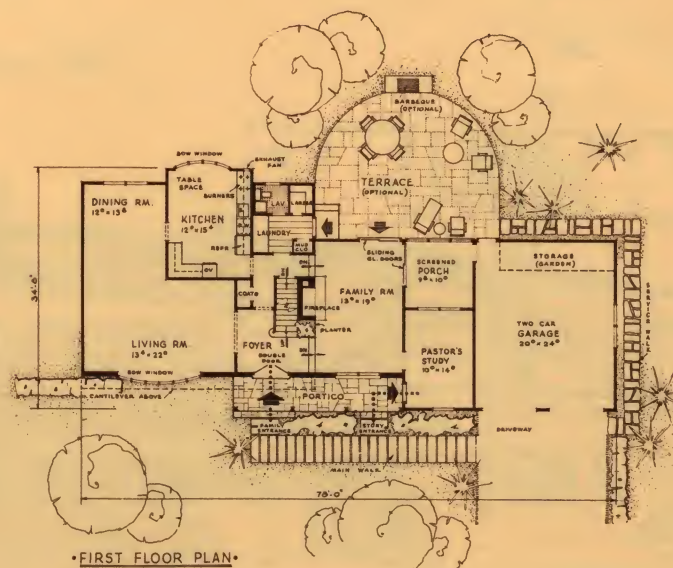
Size: 1,400 sq. ft. 1st floor; 1,298 sq. ft. 2nd floor; 505 sq. ft. garage.

Over-all dimensions: 78 ft. by 34 ft. 8 in.

Endicott



SECOND FLOOR PLAN



FIRST FLOOR PLAN

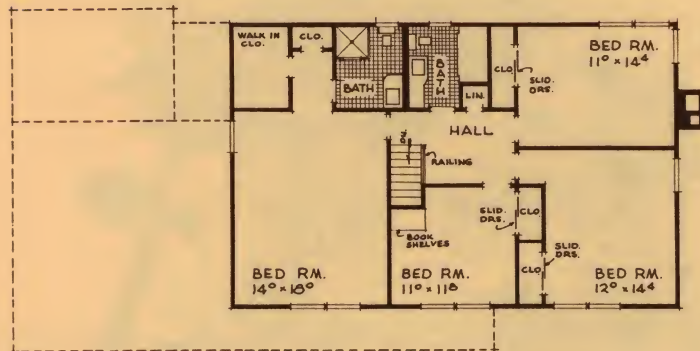


Economical Planning, Traditional Design, . . . Each room is arranged to be an entity. This home is for a family that likes togetherness often and adults-only occasionally. Bathrooms, lavatory and kitchen located for low plumbing costs.

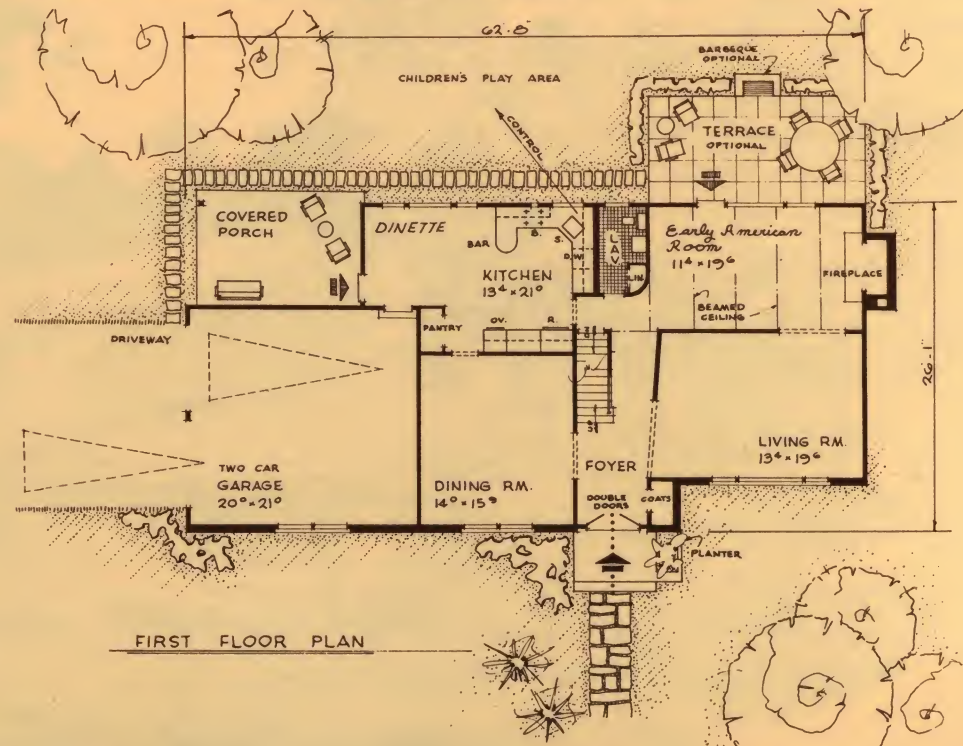
Size: 1,234 sq. ft. 1st floor; 1,086 sq. ft. 2nd floor.

Over-all dimensions: 62 ft. 8 in. by 26 ft. 1 in.

Bentley



SECOND FLOOR PLAN



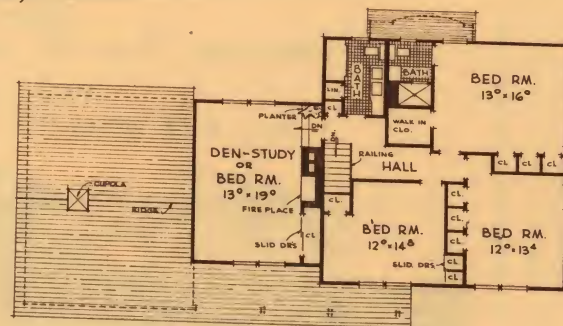
FIRST FLOOR PLAN

Cantilevered Second Floor, . . . Any two-story house gives more space per dollar, this one is cantilevered to enlarge the sleeping quarters. One bedroom, with fireplace, stretches the depth of the house. The oldest child would thrill at having this for his own.

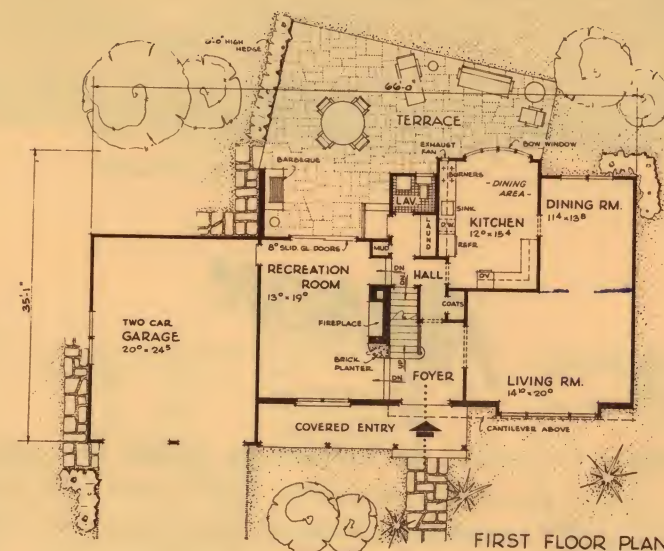
Size: 882 sq. ft. 1st floor; rec. room 316 sq. ft.; 511 sq. ft. garage.

Over-all dimensions: 66 ft. by 35 ft. 1 in.

(Plans available in reverse)

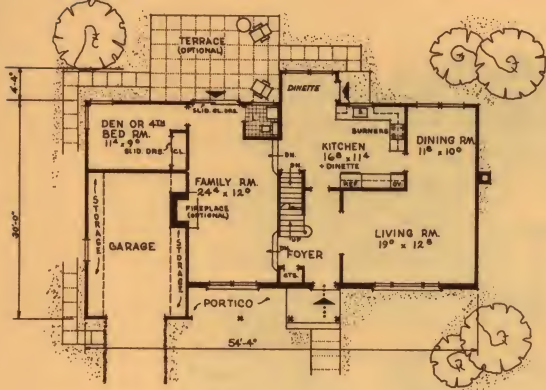


SECOND FLOOR PLAN

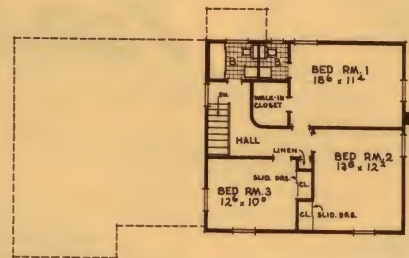


FIRST FLOOR PLAN





FIRST FLOOR PLAN



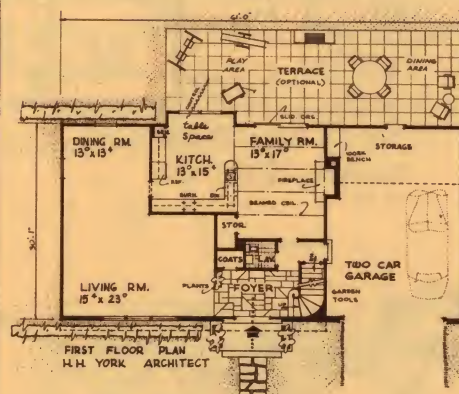
SECOND FLOOR PLAN

Akron

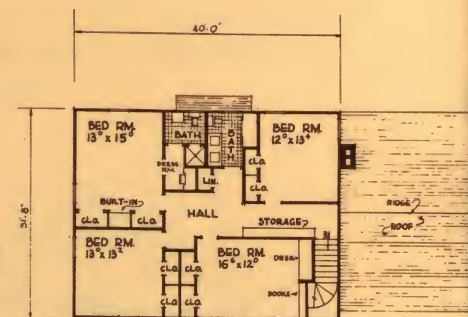
Privacy Or Unity, . . . Varying age groups may entertain without an overlap of guests. Center hall with stairway naturally sound-buffers formal hospitality area from family room romping. Big kitchen with sunny dinette as well as a dining room.

Size: 1,180 sq. ft. 1st floor; 728 sq. ft. 2nd floor.

Over-all dimensions: 54 ft. 4 in. by 30 ft.



FIRST FLOOR PLAN
W.H. YORK ARCHITECT



SECOND FLOOR PLAN

Granger

Modest in Size, Big in Preference, . . . Impressive foyer opens to living room and dining room over 28 ft. in combined length. Ultra-size bedrooms with out-of-season storage space in hall. Garage boasts big storage space and work bench.

Size: 1,225 sq. ft. 1st floor; 623 sq. ft. 2nd floor.

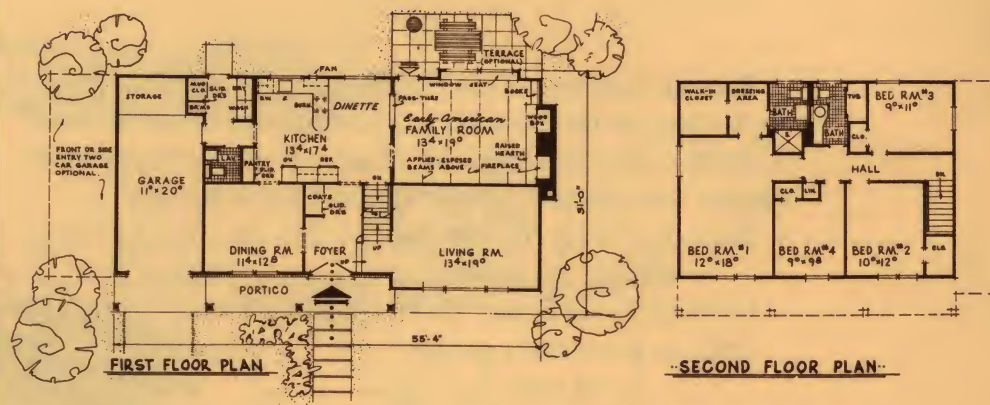
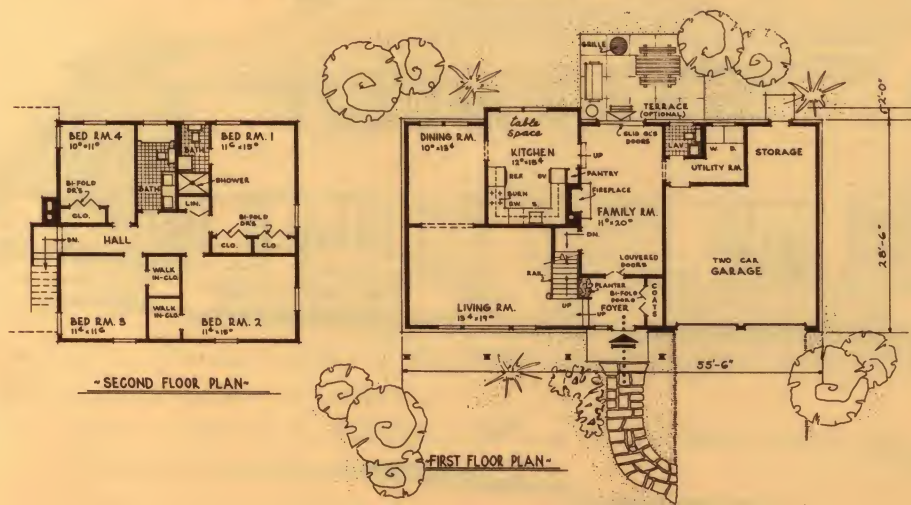
Over-all dimensions: 61 ft. by 31 ft. 8 in.

Marne

All Corner Bedrooms, . . . It is rare when each of four bedrooms is able to enjoy cross ventilation in a house of medium proportions. Further, the bedrooms here are all of good size, equipped with unusually commodious closets. Bedrooms over garage and slab-foundation to save more than 1 ft. in exterior height.

Size: 413 sq. ft. on slab, 653 sq. ft. over cellar, 1st floor; 950 sq. ft. 2nd floor.

Over-all dimensions: 55 ft. 6 in. by 31 ft. 1 in.

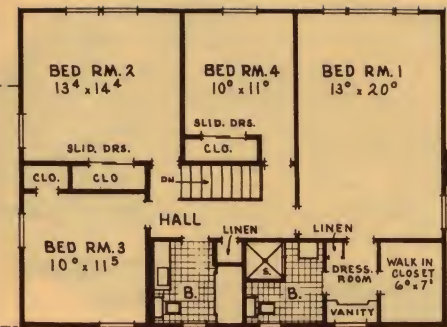


Freeman

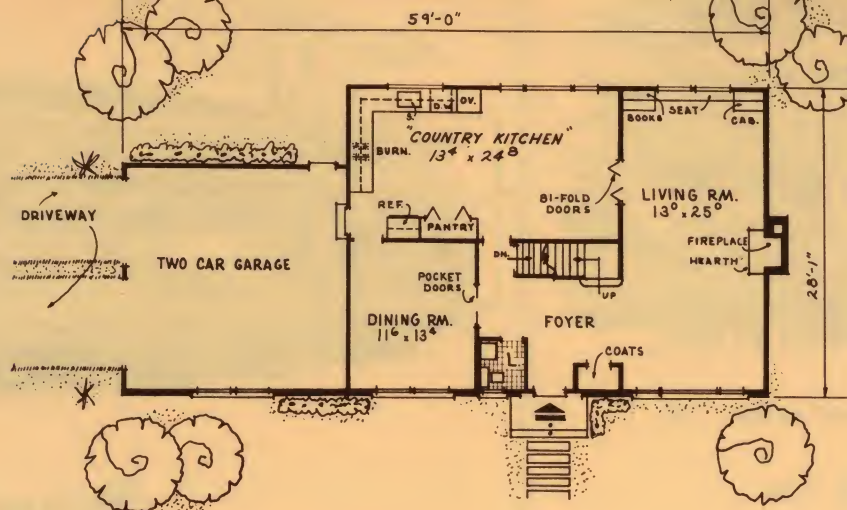
Colonial Cost-Saver, . . . Foundation and excavation work inexpensive since only living room, raised two steps, is over cellar. Remainder of first floor is constructed on concrete slab. Quality interior design throughout.

Size: 1,182 sq. ft. living area 1st floor; 959 sq. ft. 2nd floor; garage 279 sq. ft.

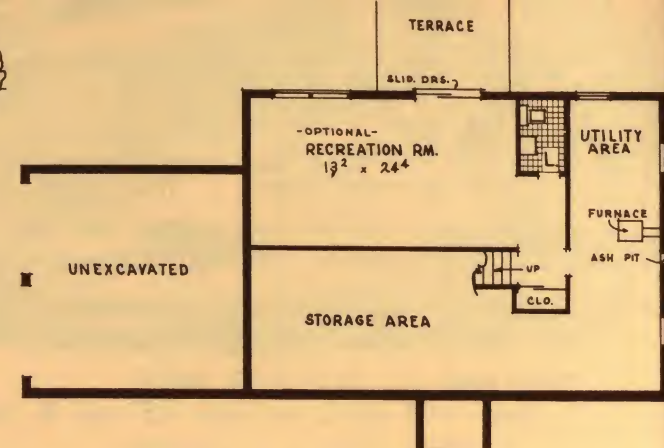
Over-all dimensions: 55 ft. 4 in. by 31 ft.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



FOUNDATION PLAN

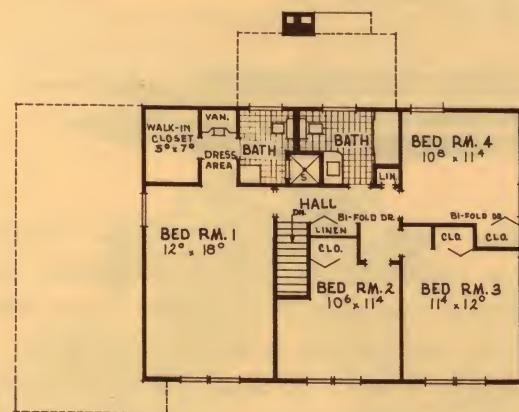
Special Basement Plan, . . . Besides the immense country kitchen on the main floor, an additional informal room is planned for the basement. Master bedroom is generous enough to be a true private retreat for the parents.

Size: 1,072 sq. ft. 1st floor; 1,087 sq. ft. 2nd floor; 420 sq. ft. garage.

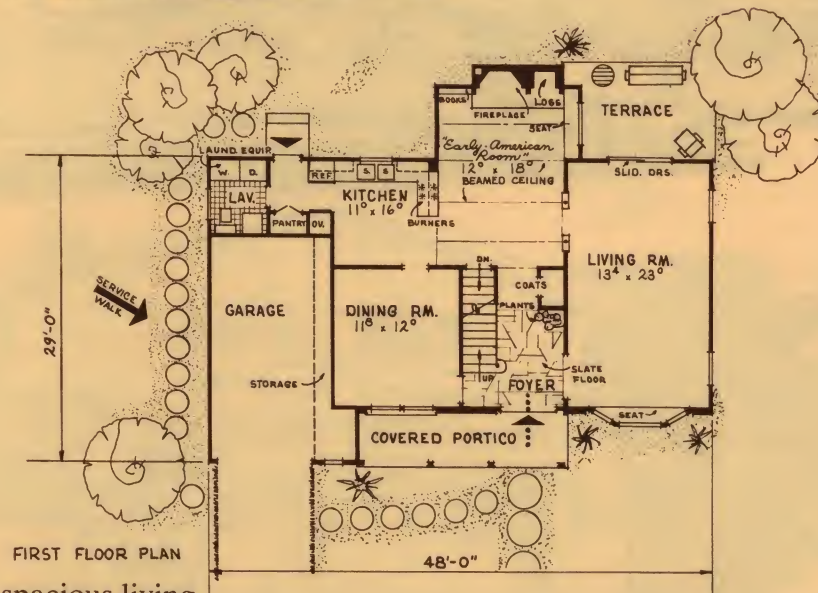
Over-all dimensions: 59 ft. by 28 ft. 1 in.
(Side or front entry garage)

Tanager





SECOND FLOOR PLAN



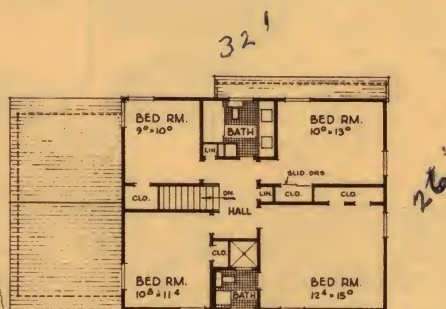
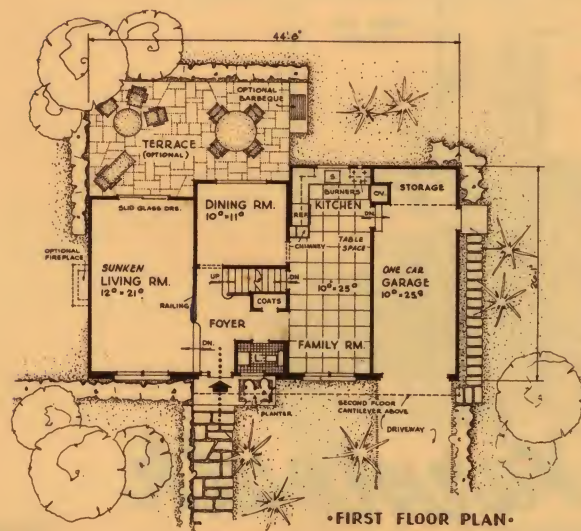
FIRST FLOOR PLAN

Places for Fun and Formality, . . . Adult guests are offered a spacious living room and festive dinners in the well-proportioned dining room, while the younger set has its abundant space in the Early American Room, complete with fireplace and outdoor terrace adjacency.

Size: 1,054 sq. ft. 1st floor; 936 sq. ft. 2nd floor; garage 267 sq. ft.

Over-all dimensions: 48 ft. by 29 ft.

Yarmouth



Genuine "Family" Room, . . . An up-to-date small home that is outstanding. Four bedrooms and two full baths upstairs and first floor family room encompassing the kitchen. Extending full length of house, here is an easy-to-clean room for all family activities, where mother can join the group and oversee the smaller ones.

Size: 823 sq. ft. 1st floor; 830 sq. ft. 2nd floor.

Over-all dimensions: 44 ft. 8 in. by 26 ft. 1 in.

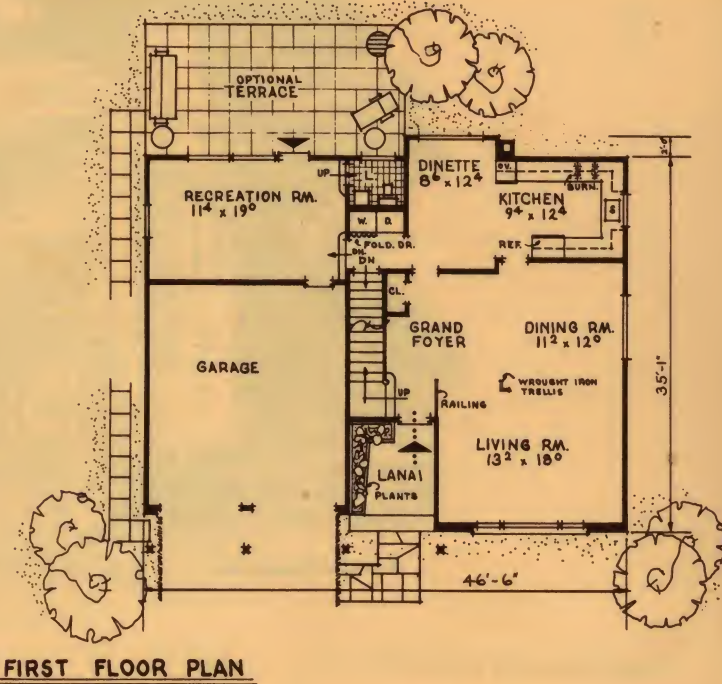
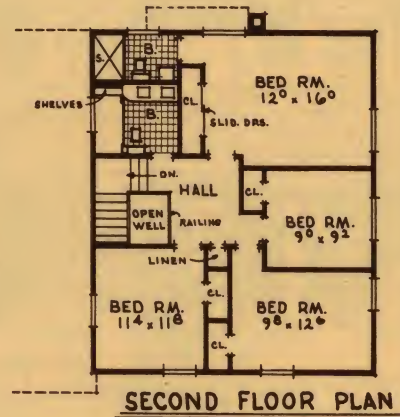
Fairlee

Illinois

Lanai Entrance and Orderly Plan, . . . Designed to keep construction costs down, needing a small plot only, this two-story omits none of the essentials and adds thoughtful ideas. Downstairs lavatory truly appreciated for its convenience.

Size: 870 sq. ft., plus 232 sq. ft. recreation room 1st floor; 870 sq. ft. 2nd floor; garage 411 sq. ft.

Over-all dimensions: 46 ft. 6 in. by 35 ft. 1 in.

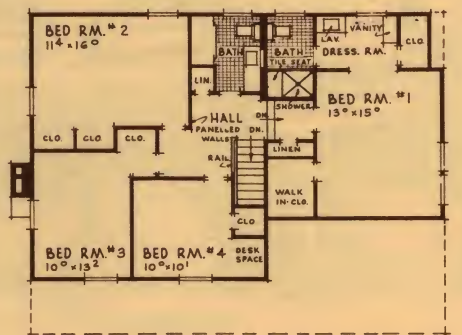




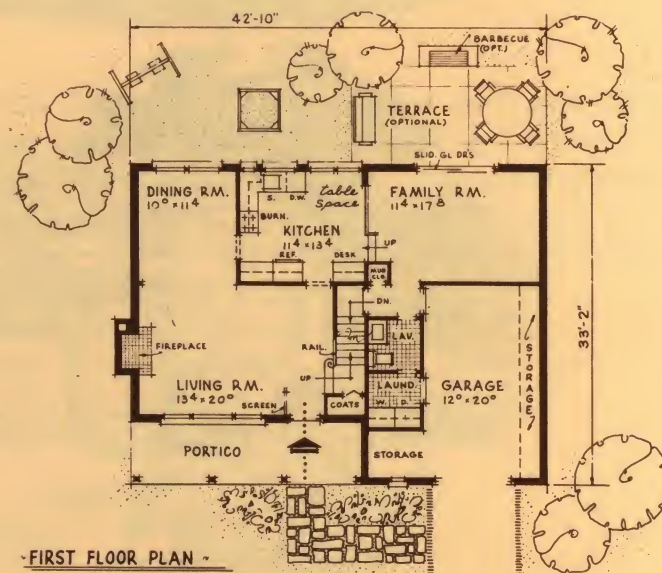
Tightly Planned to Please, . . . Colonial in exterior appearance, up-to-the-minute in space utilization. Open-planned living room and dining room, with fireplace interest, laundry room and lavatory on first floor, there is still space for generous kitchen and family room. Not one inch of wasted space on bedroom floor.

Size: 1,960 sq. ft. 1st floor; 1,056 sq. ft. 2nd floor; 303 sq. ft. garage.
Over-all dimensions: 42 ft. 10 in. by 33 ft. 2 in.

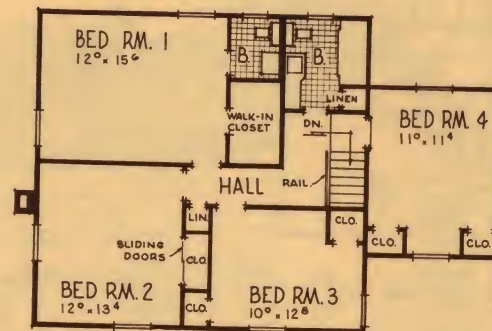
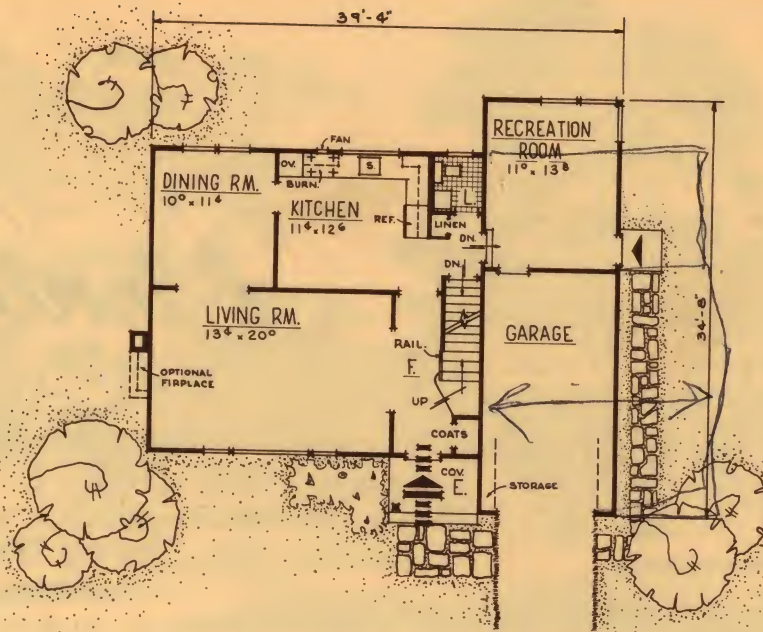
Aberdeen



~ SECOND FLOOR PLAN ~



~ FIRST FLOOR PLAN ~



-SECOND FLOOR PLAN-

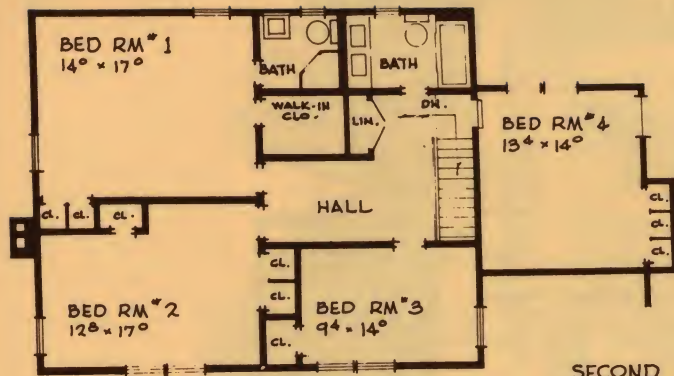
Blend of Old and New, . . . A minimum lot and maximum living space accommodates this trim Colonial-type. Dignity and welcoming warmth permeate this plan which takes advantage of superior interior design.

Size: 729 sq. ft. plus 162 sq. ft. recreation room, 1st floor; 898 sq. ft. 2nd floor; garage 229 sq. ft.

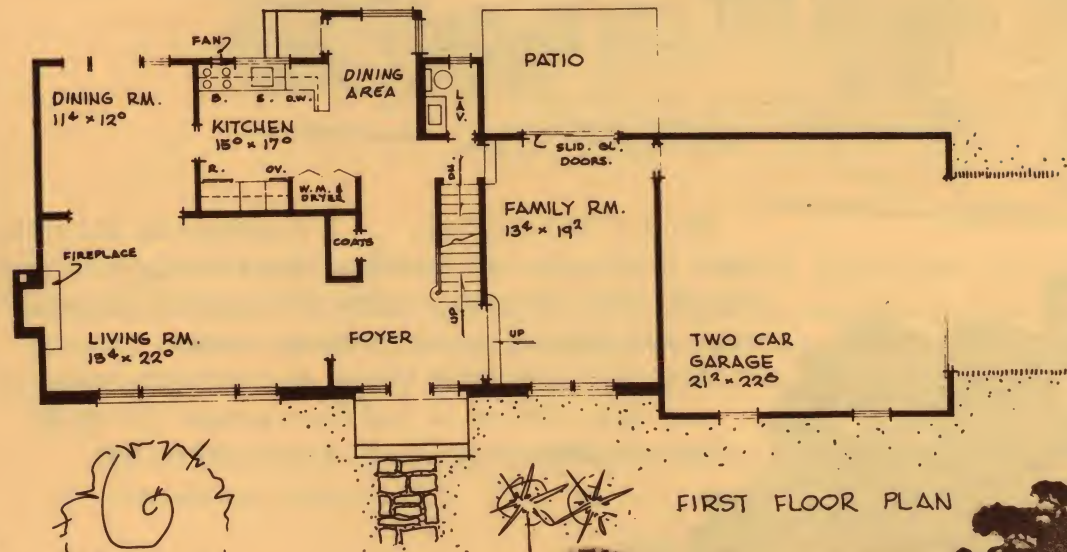
Over-all dimensions: 39 ft. 4 in. by 34 ft. 8 in.



Baker



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Montclair

Quality and Quantity of Comfort, . . . Traditional appearance with side-slit entry door, shingles, shuttered windows and flower boxes. A home to decorate in any style you please, that will adapt itself to a blend of various periods.

Size: 1,211 sq. ft. 1st floor; 1,177 sq. ft. 2nd floor.

Over-all dimensions: 71 ft. 4 in. by 31 ft. 2 in.



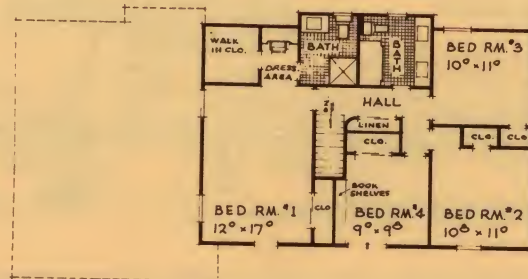


Outstanding Living Room, . . . A bright and beautiful living room sets the atmosphere for the whole house. Every room has an expanse of windows to visually bring the outdoors indoors. Master bedroom with dressing area, private bath and walk-in closet, a true retreat.

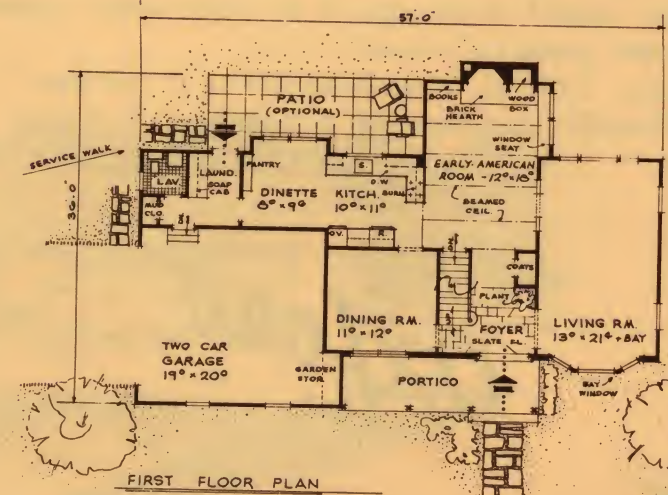
Size: 1,128 sq. ft. 1st floor; 903 sq. ft. 2nd floor.

Over-all dimensions: 57 ft. by 36 ft.

Oakland



SECOND FLOOR PLAN



FIRST FLOOR PLAN



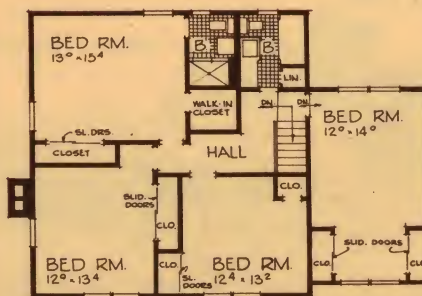
Teenager's Bonus Bedroom, . . . Over the recreation room is a large bedroom to delight the oldest child, a room isolated at the right of the stairs where jealously guarded privacy is assured.

Size: 1,010 sq. ft. 1st floor; 995 sq. ft. 2nd floor.

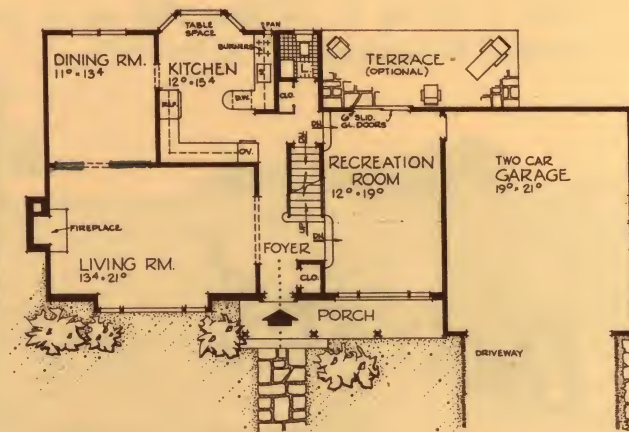
Over-all dimensions: 60 ft. 2 in. by 33 ft. 8 in.

Oxford

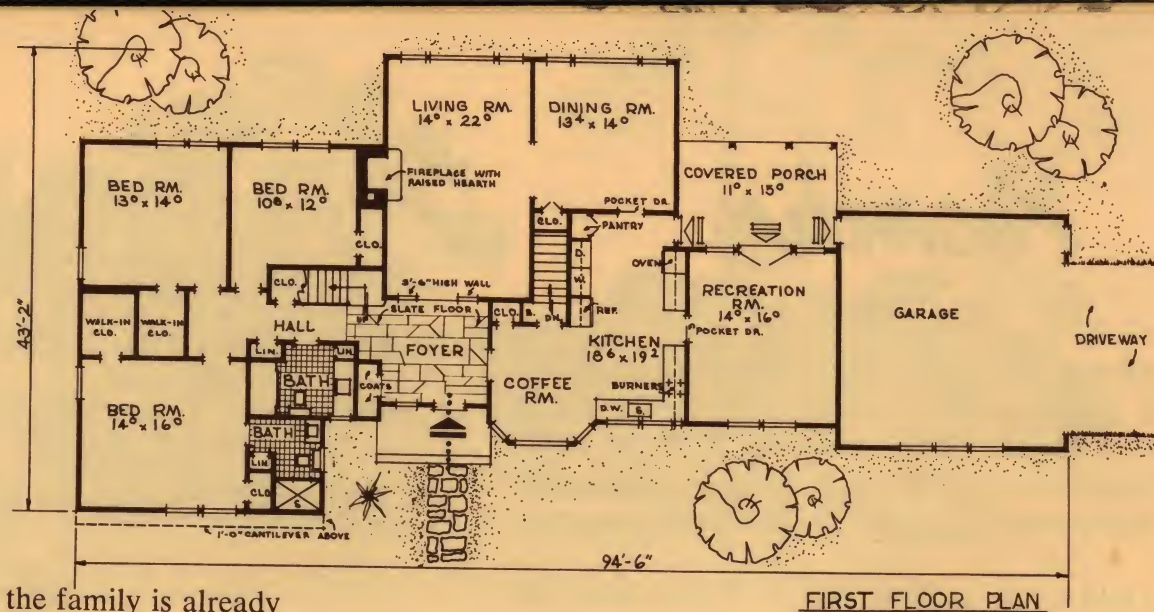
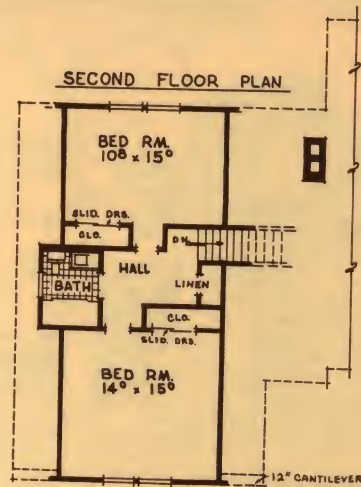
3760
1980



SECOND FLOOR PLAN



FIRST FLOOR PLAN



Farmhouse to Grow With, . . . If the family is already large, five bedrooms will be immediately appreciated. If not, the two second floor rooms and bath can be completed later. A home that does not intend crowding of all ages at all times.

Size: 2,183 sq. ft. 1st floor; 576 sq. ft. 2nd floor.

Over-all dimensions: 94 ft. 6 in. by 43 ft. 2 in.

Kleeburg

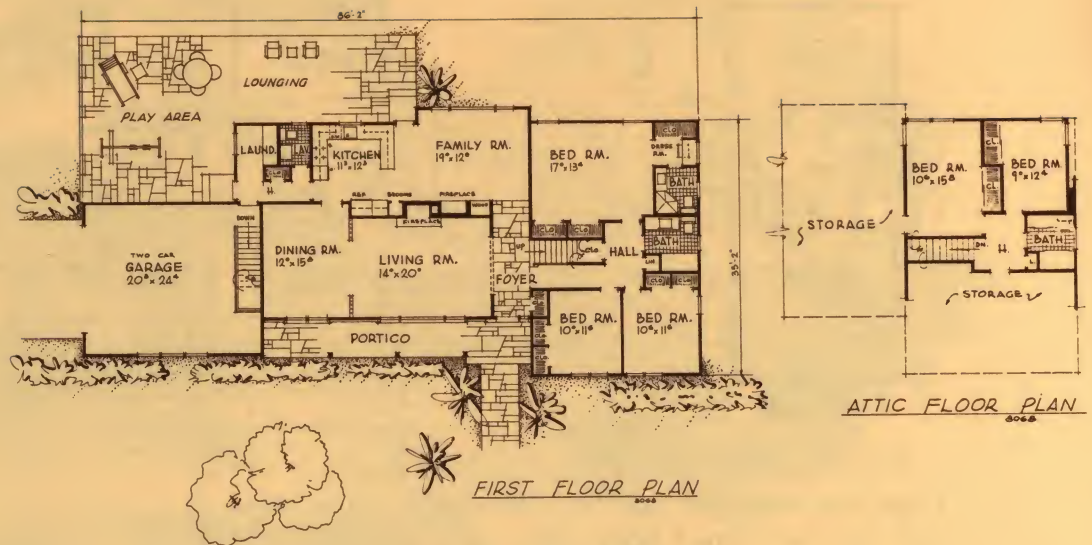


Yeoman

Two-Bedroom Attic Plan, . . . Tremendous storage space and two additional bedrooms with bath are part of expansion future in this traditional home of much merit. Fireplace wall in living room also supplies fireplace in family room. Laundry and lavatory adjacent to backyard.

Size: 1,955 sq. ft. 1st floor; 460 sq. ft. 2nd floor; 632 sq. ft. garage.

Over-all dimensions: 86 ft. 2 in. by 35 ft. 2 in.



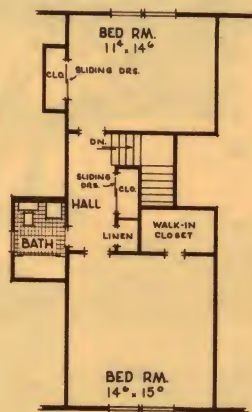


Private Bedroom For Everyone, . . . Five bedrooms will make a hit with the children who value a room of their very own. Second floor bedrooms are perfect for the older offspring who do not need mother nearby.

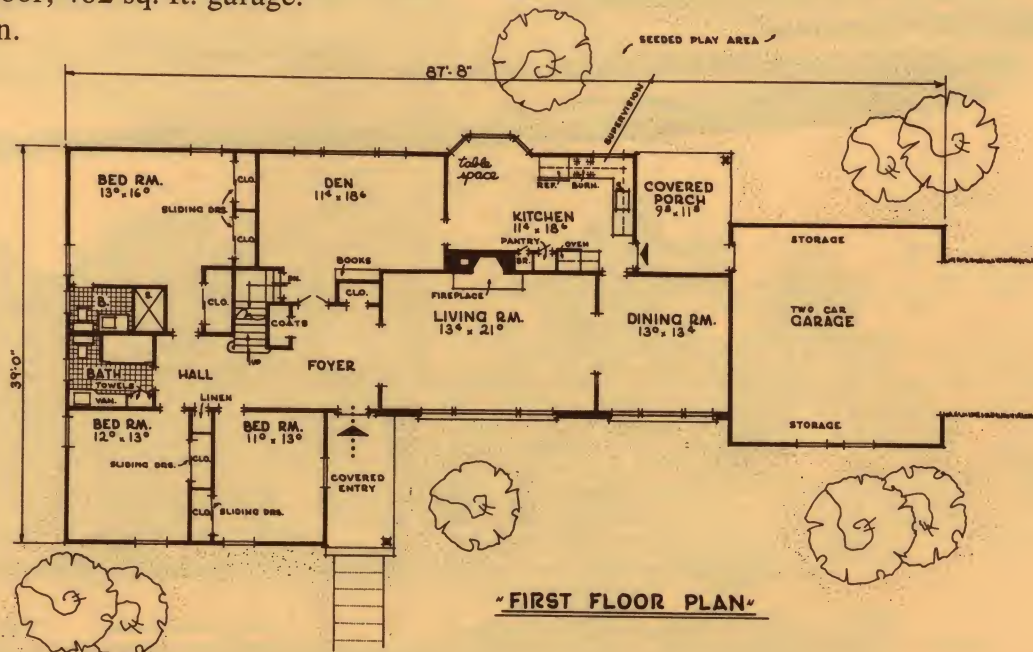
Size: 1,951 sq. ft. 1st floor; 632 sq. ft. 2nd floor; 462 sq. ft. garage.

Over-all dimensions: 87 ft. 8 in. by 39 ft. 4 in.

Dickinson



SECOND FLOOR PLAN

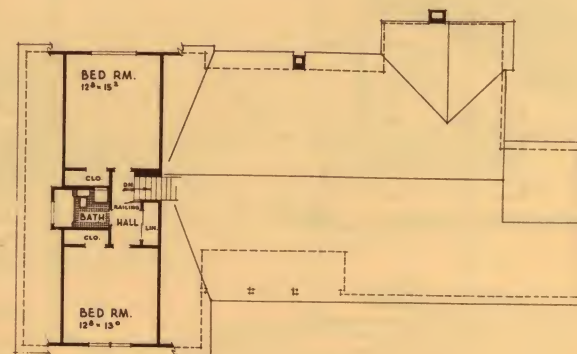
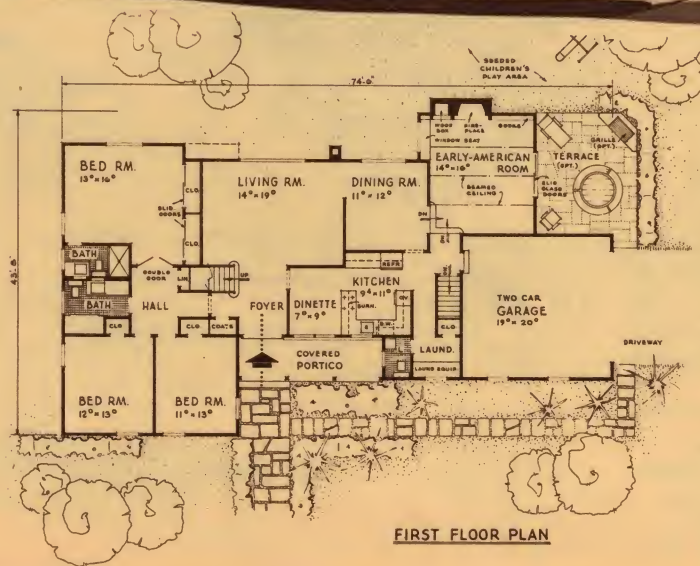


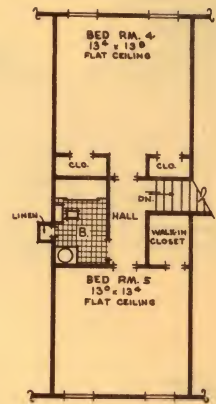
"FIRST FLOOR PLAN"

Elmbrook

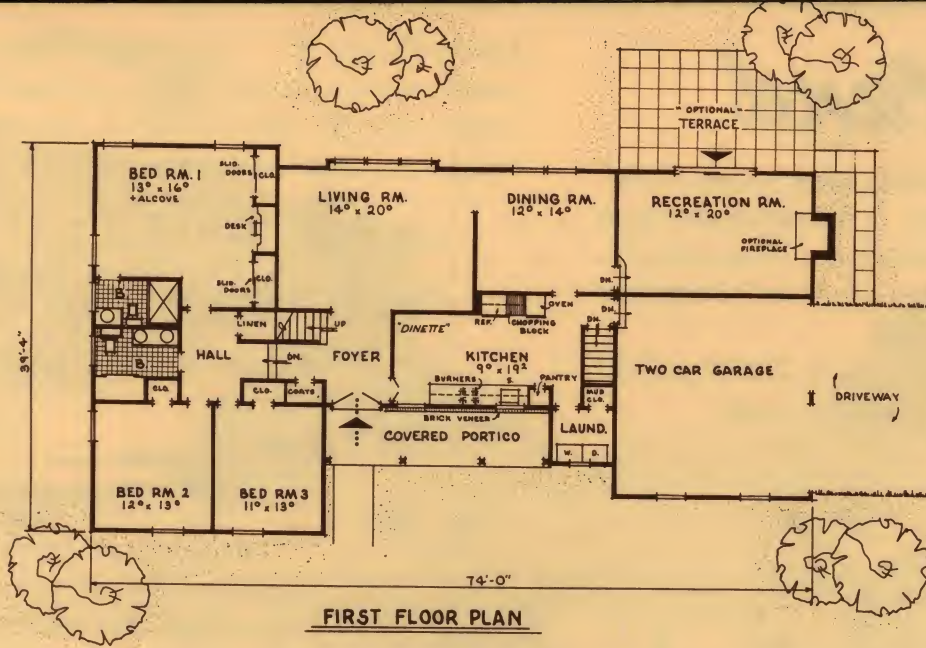
A treasure to share, for family fun there is a stunning Early American room and back terrace. For festive entertaining there is the well-proportioned dining room and living room with a vista of garden color. Three bedrooms downstairs and two above are accompanied by two family and one private bath.

Size: 1,916 sq. ft. 1st floor; 528 sq. ft. 2nd floor; 400 sq. ft. garage.
Over-all dimensions: 74 ft. 6 in. by 43 ft. 8 in.





SECOND FLOOR PLAN



FIRST FLOOR PLAN

Hermitage

Lavish in Living Space, . . . No cross-traffic problems in superior floor plan for big family of varying ages. Rear entry playroom has fireplace; eat-in kitchen for non-company meals.

Size: 1,939 sq. ft. 1st floor; 550 sq. ft. 2nd floor; 412 sq. ft. garage.

Over-all dimensions: 74 ft. by 39 ft. 4 in.

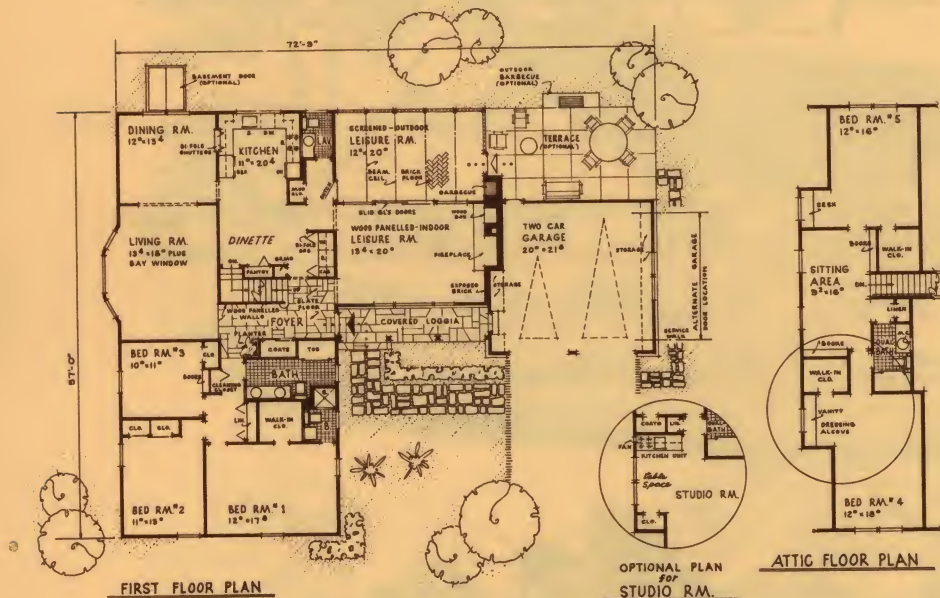


Maryland

Low-Cost Expansion, . . . Adding three rooms vertically, as shown by upper floor plan, is not expensive since attic and insulation are already finished at time of building. Indoor and outdoor leisure rooms for all-weather pleasure.

Size: 1,980 sq. ft. 1st floor; 843 sq. ft. 2nd floor; 250 sq. ft. outdoor room; 434 sq. ft. garage.

Over-all dimensions: 72 ft. 9 in. by 57 ft.

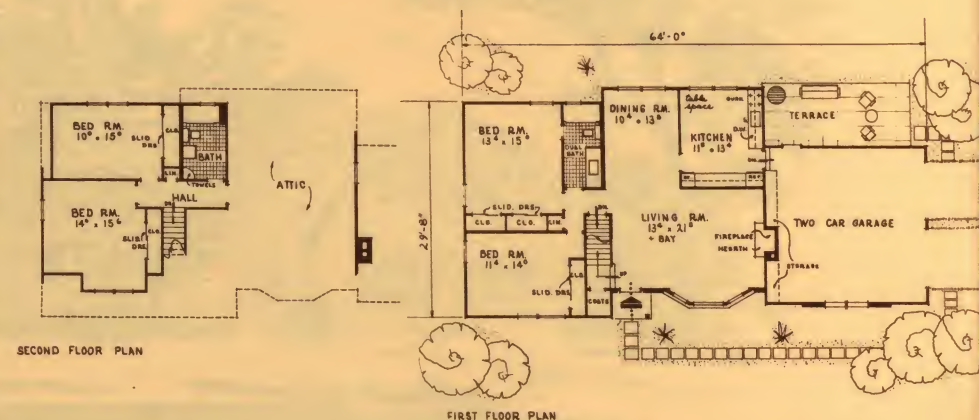


Pitched Roof Gives Attic Height, . . . Space for development of two extra bedrooms and bath on attic floor is provided with plenty of headroom. All-season comfort with sheltered summer terrace and living room fireplace for winter joy and warmth.

Size: 1,208 sq. ft. 1st floor; 527 sq. ft. 2nd floor; 484 sq. ft. garage.

Over-all dimensions: 64 ft. by 31 ft. 8 in.

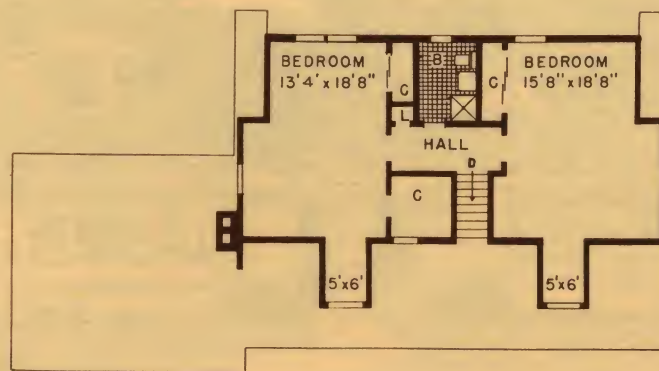
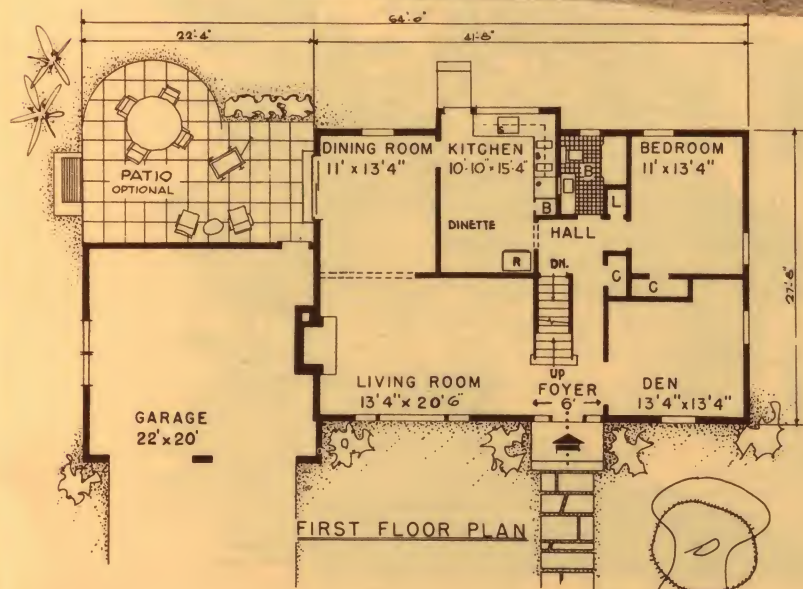
Warren



Magnificent Upstairs Bedrooms, . . . It would be hard to find two larger bedrooms in any house of these dimensions. A third bedroom is planned for the main floor, with a den that could be furnished to double as a guest room.

Size: 1,178 sq. ft. 1st floor; 871 sq. ft. 2nd floor.

Over-all dimensions: 64 ft. by 27 ft. 8 in.



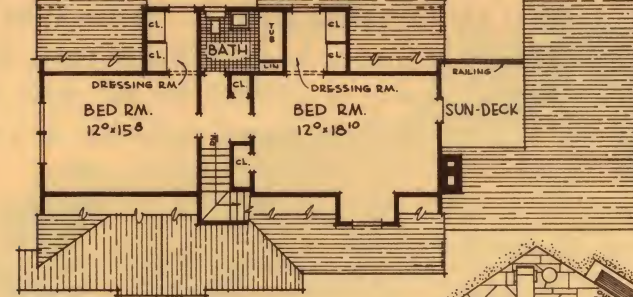
Nashua

Harnett

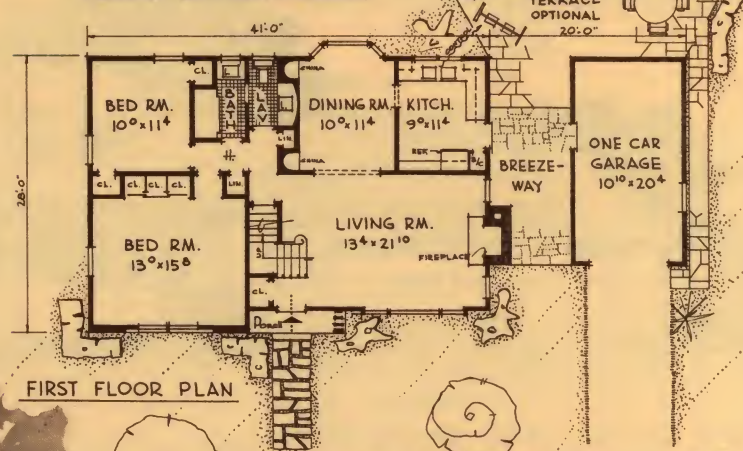
Sparkling Exterior Enhances Neighborhood, . . . A proud young family may start married life using only the two downstairs bedrooms, but will esteem this plan for expansion of two more bedrooms, one with a private sun deck. Breezeway and terrace offer outdoor living room.

Size: 1,091 sq. ft. 1st floor; 242 sq. ft. garage; 690 sq. ft. attic.

Over-all dimensions: 41 ft. by 28 ft.



PLAN OF EXPANSION ATTIC

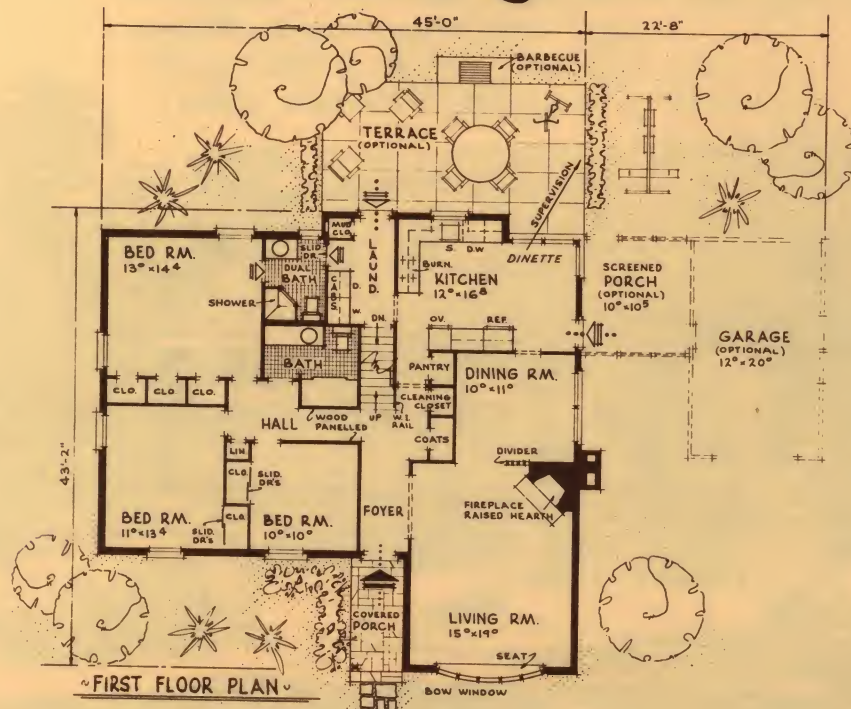


FIRST FLOOR PLAN





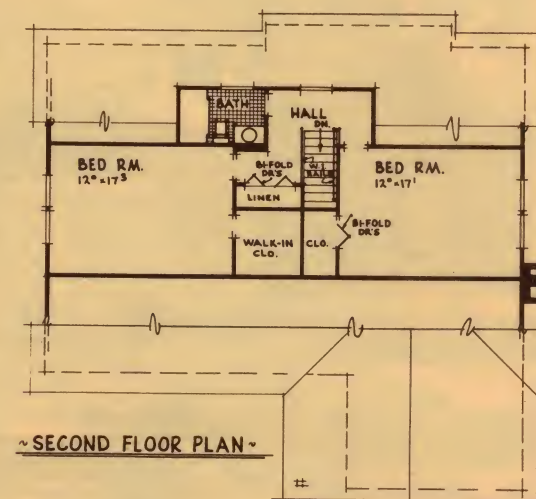
Quincy



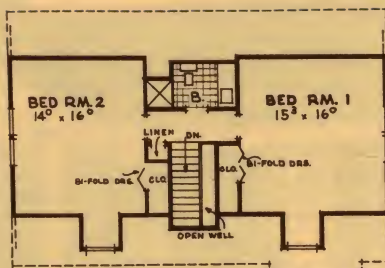
Stretchable, up and out, . . . Not only is there an expansion attic, but plan includes additional options. In addition future possibilities are a screened porch and garage at the side, and a dining terrace at the rear.

Size: 1,511 sq. ft. 1st floor; 670 sq. ft. 2nd floor; 54 sq. ft. porch.

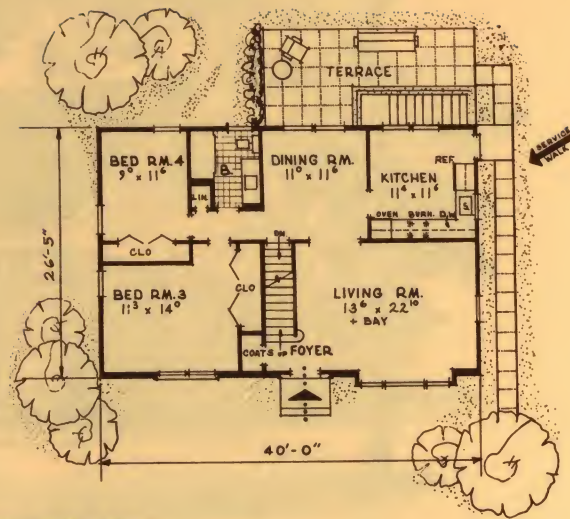
Over-all dimensions: 45 ft. by 43 ft.; porch and garage 22 ft. 8 in width.



Bingham



SECOND FLOOR PLAN



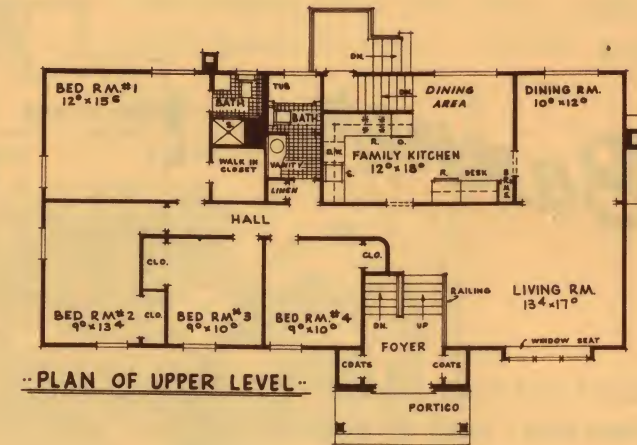
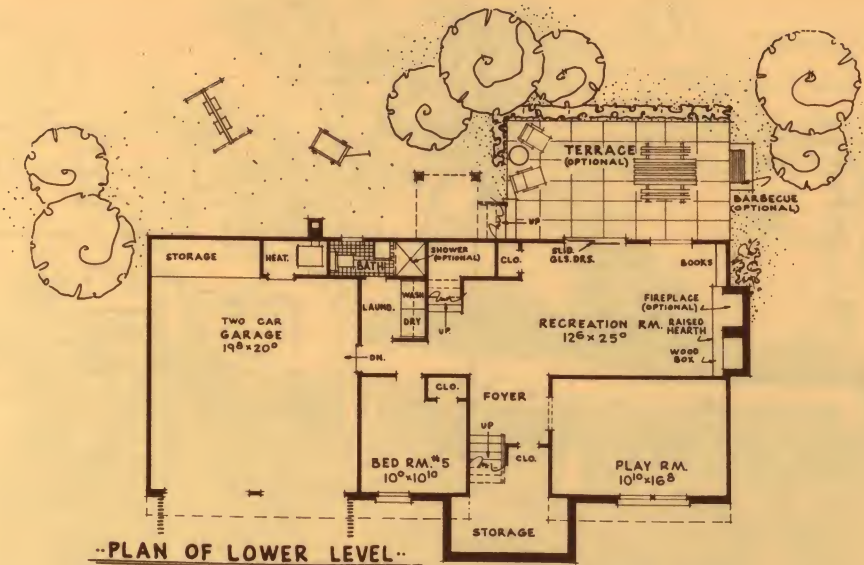
FIRST FLOOR PLAN

Tight Budget and Seven Rooms, . . . Front-to-back stairway permits spacious rooms without wasteful footage. A small lot with clever landscaping can be the background for this enchanting house with its dormer upstairs windows.

Size: 1,050 sq. ft. 1st floor; 667 sq. ft. 2nd floor.

Over-all dimensions: 40 ft. by 26 ft. 5 in.





Front and Back Stairways Ease Housekeeping, . . .
Kitchen, recreation room and backyard connect by rear
stairs, preventing dirt tracking by youngsters through
formal area. Main foyer stairs lead to upper level and
down to secondary, play level.

Size: 1,509 sq. ft. upper; 845 sq. ft. lower.

Over-all dimensions: 55 ft. 4 in. by 30 ft. 4 in.

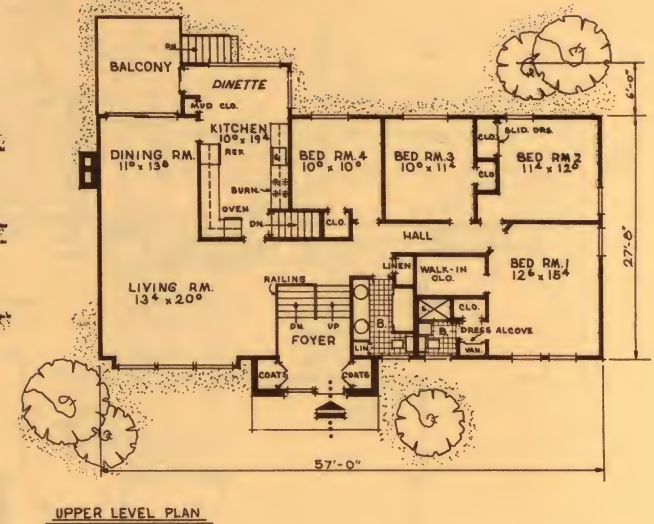
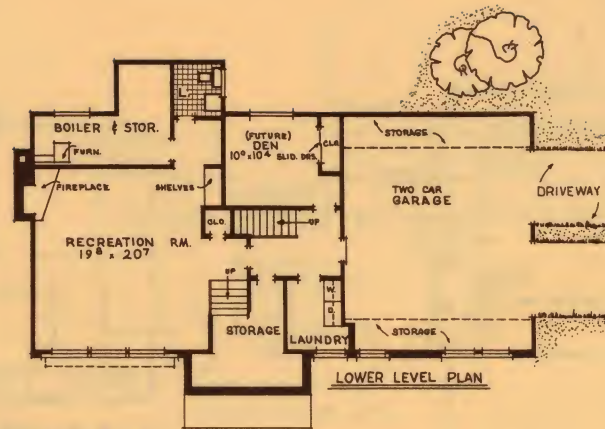
Kingston



Banner

Uncomplicated and Contemporary, . . . A straightforward plan where every room is assigned its definite purpose. Four good-size bedrooms and a possible fifth on the lower level make this a choice for a big family.

Size: 1,729 sq. ft. upper; 837 sq. ft. lower living area.
Over-all dimensions: 57 sq. ft. by 27 ft. 8 in.

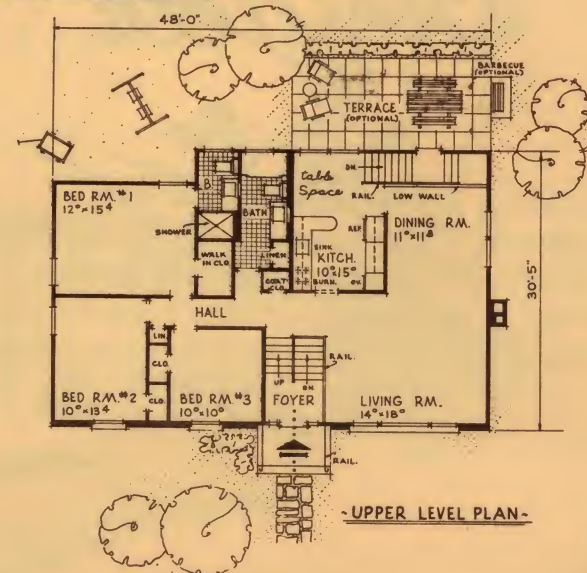
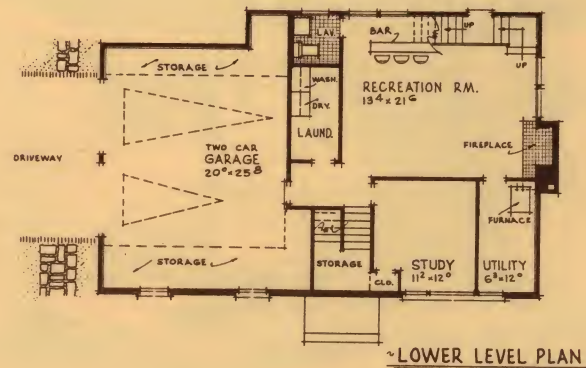


Colonial-type Brick Facade, . . . Above ground recreation room with fireplace and snack bar, and open-planned living and dining rooms, provide superior space for adult and juvenile guests to relax. Two-car garage doors can open to side or to street.

Size: 1,406 sq. ft. upper; 818 sq. ft. lower.

Over-all dimensions: 48 ft. by 30 ft. 5 in.

Dryden



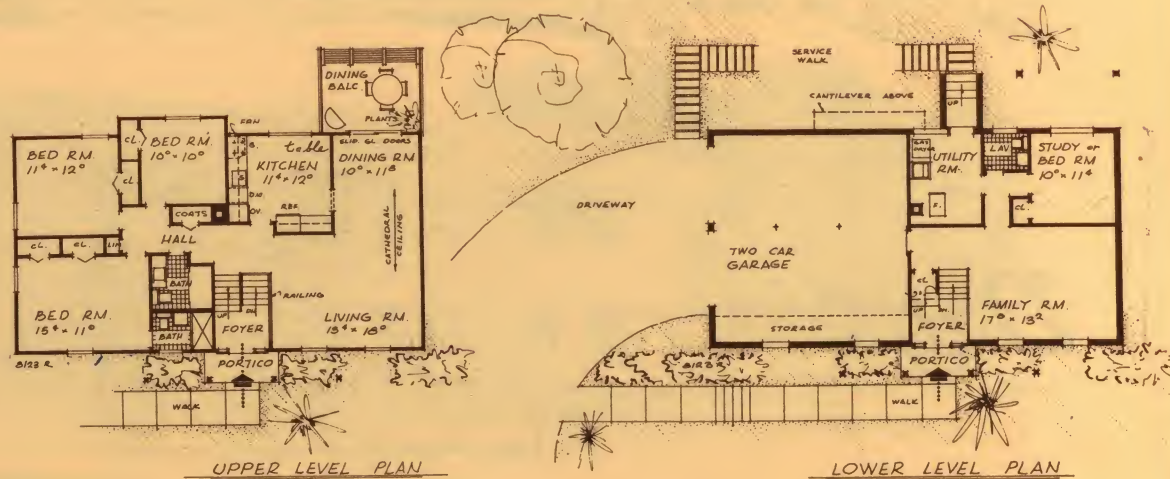


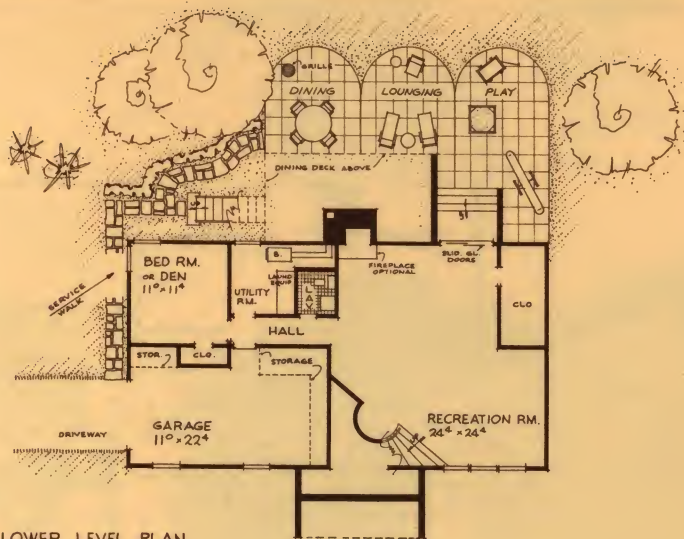
Sheffield

High-Ceiling for Living, Dining Rooms, . . . This gracious-looking, four-bedroom split level features a cathedral ceiling over living room and dining area. Lovely weather will be more enjoyable when using the attractive dining balcony which is sheltered at the back of the house.

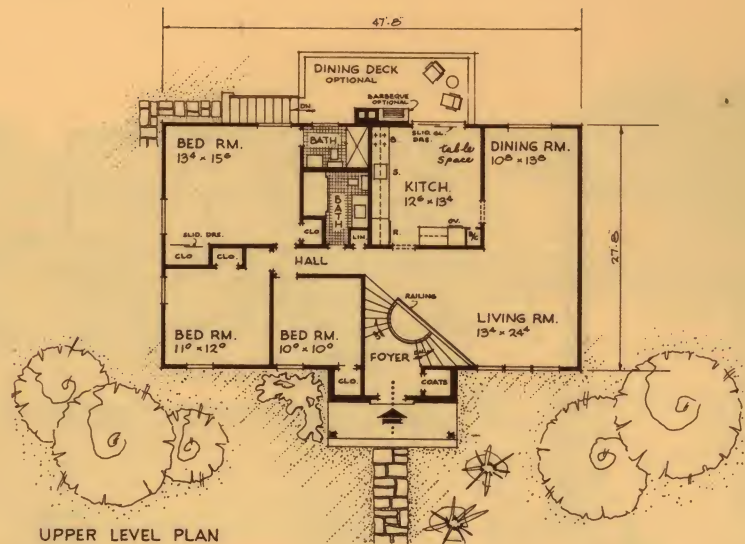
Size: 1,135 sq. ft. upper.

Over-all dimensions: 48 ft. by 25 ft. 8 in.





LOWER LEVEL PLAN



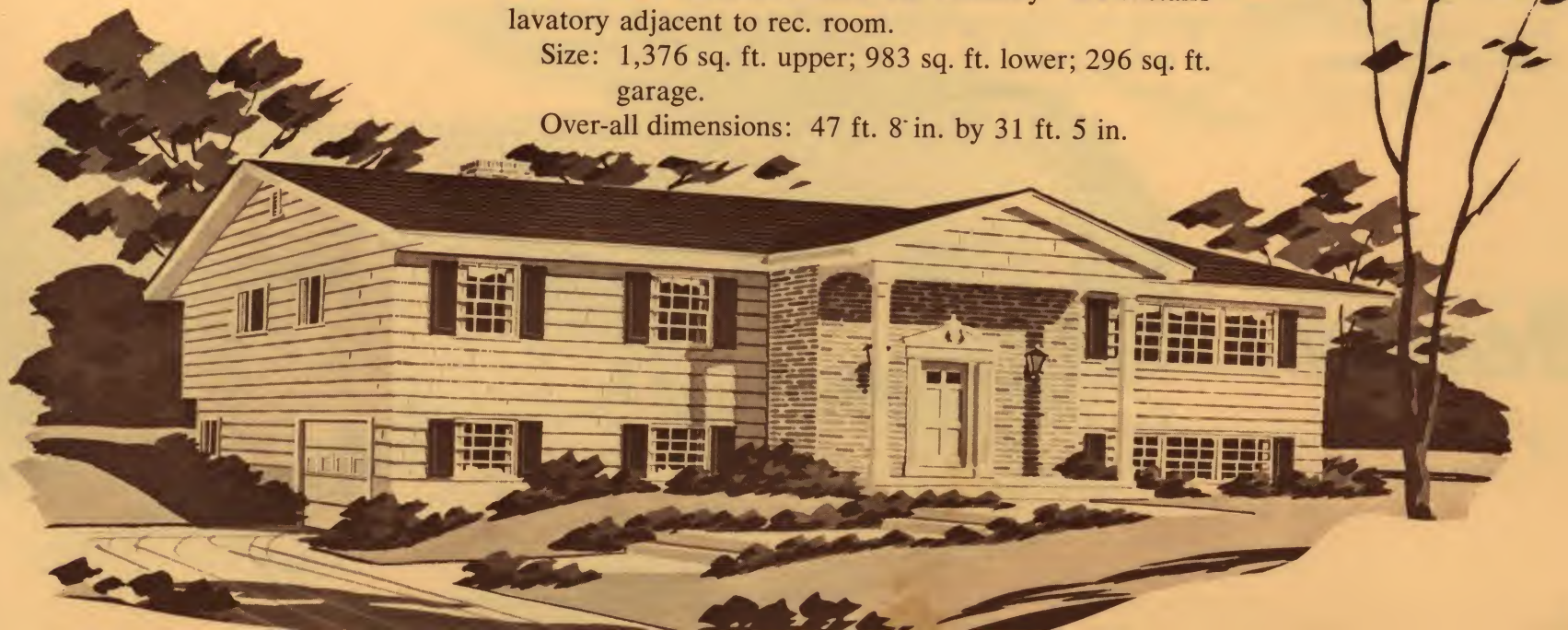
UPPER LEVEL PLAN

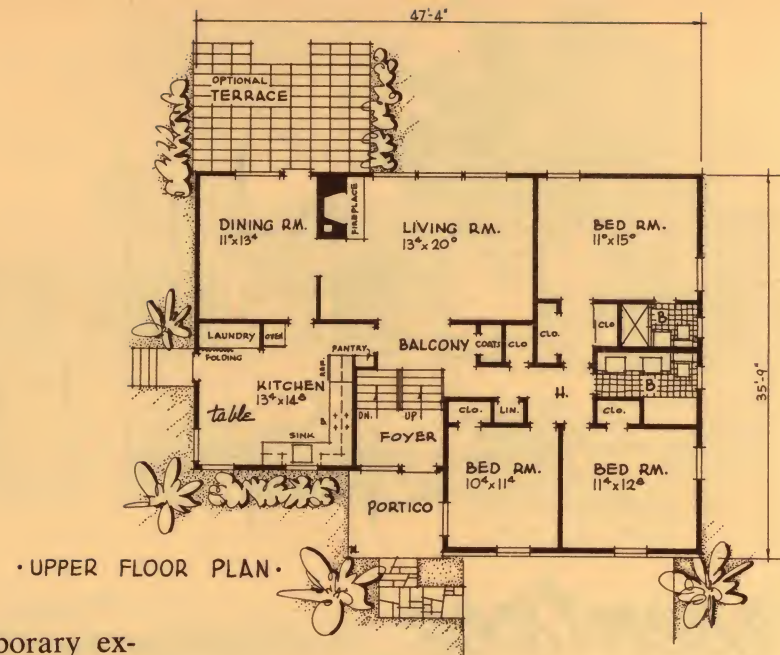
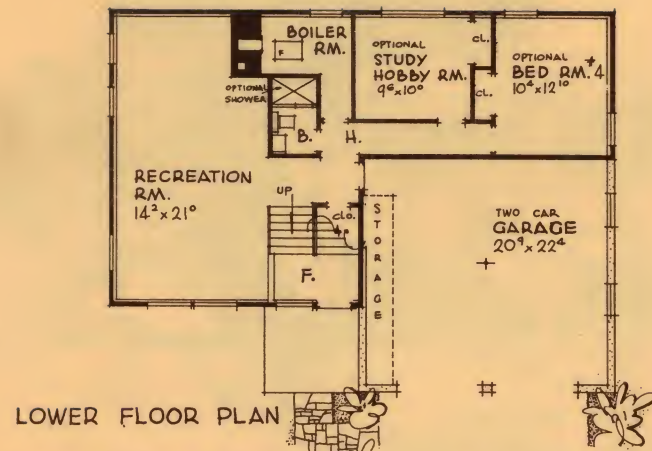
Greentree

Unusual Foyer Promises Warm Welcome, . . . Graceful stairs curve upwards to balconied living room and down to huge recreation room. Fireplace in play room and outdoor barbecue share the chimney. Downstairs lavatory adjacent to rec. room.

Size: 1,376 sq. ft. upper; 983 sq. ft. lower; 296 sq. ft. garage.

Over-all dimensions: 47 ft. 8 in. by 31 ft. 5 in.





Today's Design With a Tomorrow, . . . A fashionably contemporary exterior encloses two levels that can grow with the family. As needed, when the budget will allow, there is a place for a fourth bedroom and a study near the full bath on the lower floor.

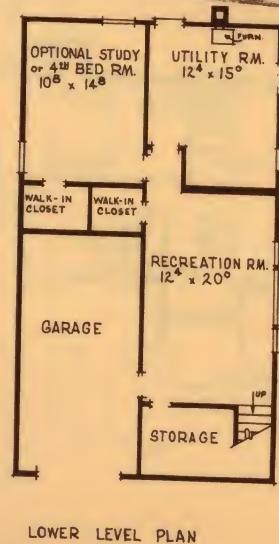
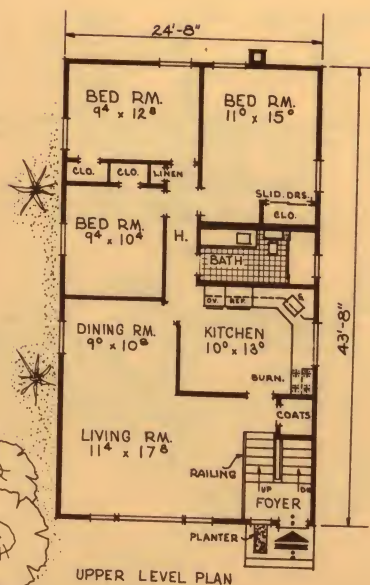
Size: 1,495 sq. ft. upper; 390 sq. ft. living space lower (without garage).

Over-all dimensions; 47 ft. 4 in. by 35 ft. 9 in.

Geneva



Jennings



Perfect for Narrow Lot, . . . Small land plot of 40 by 100 feet will be adequate for this 9-room home. Main level above the street allows sun and breezes in all rooms, yet insures privacy.

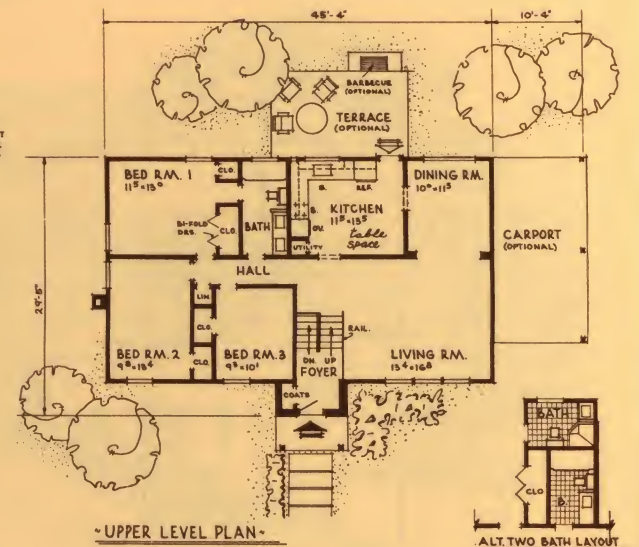
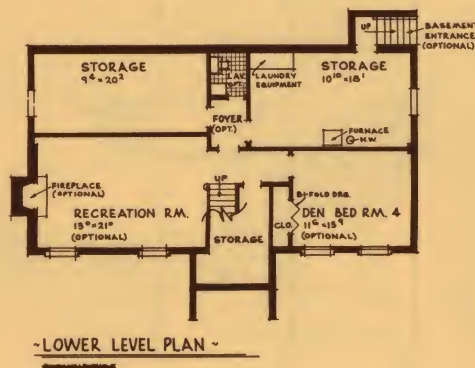
Size: 1,079 sq. ft. upper; recreation room 246 sq. ft.
Over-all dimensions: 24 ft. 8 in. by 43 ft. 8 in.

Ainsley

Raised Roof For Two Levels, . . . An important exterior covers a most comfortable home, immediately suggesting the good taste of the owners. Big recreation room still leaves plenty of space for fourth bedroom, lavatory and exceptional storage rooms on lower floor.

Size: 1,203 sq. ft. upper; 544 sq. ft. living area lower; 383 sq. ft. storage.

Over-all dimensions: 45 ft. 4 in. by 32 ft. 11 in. Carport adds 55 ft. 8 in.



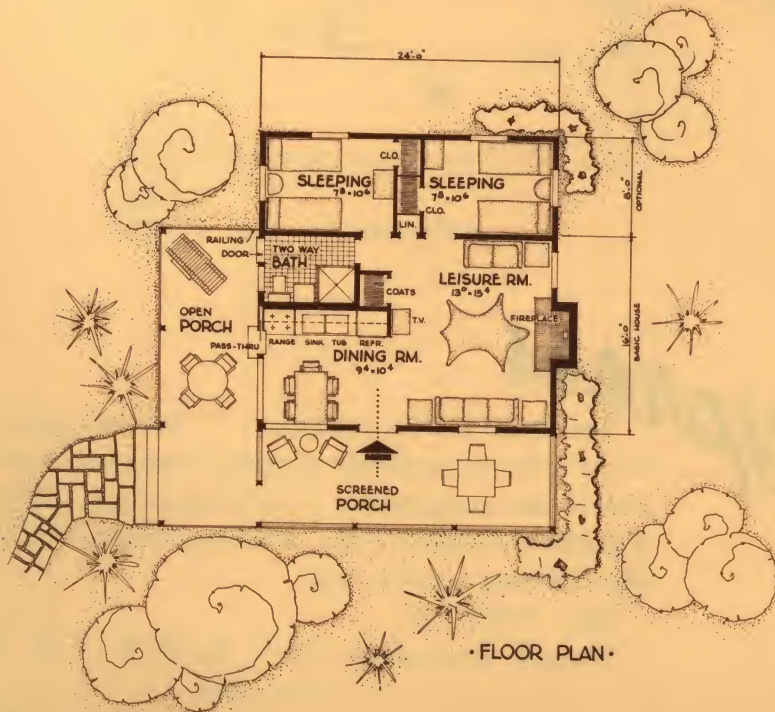


Rendezvous

The Cabin Complete, . . . Lakeside, seashore or mountain, this cabin is at one with its surroundings. A screened porch for outdoor dining and lazing, an open porch for sun worshipping and star gazing, and a fireplace for cold weather warmth and dreaming — all this and modern cooking facilities with an indoor-outdoor entrance bathroom.

Size: 576 sq. ft.

Over-all dimensions: 24 ft. by 16 ft.

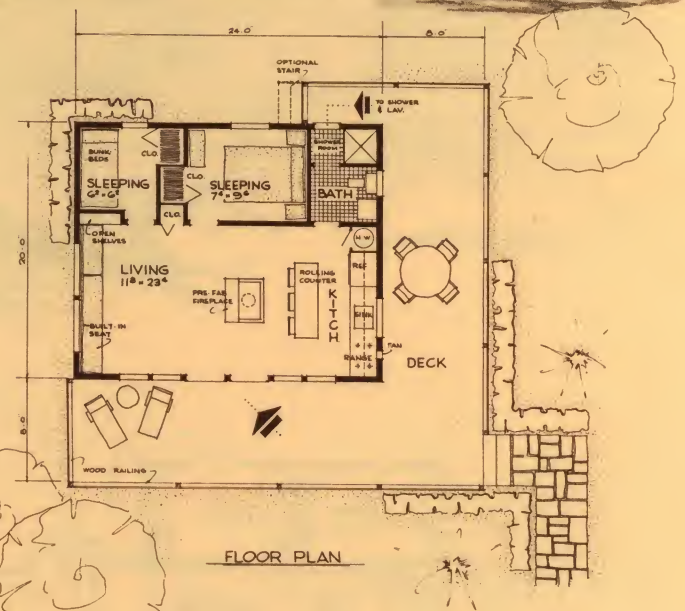
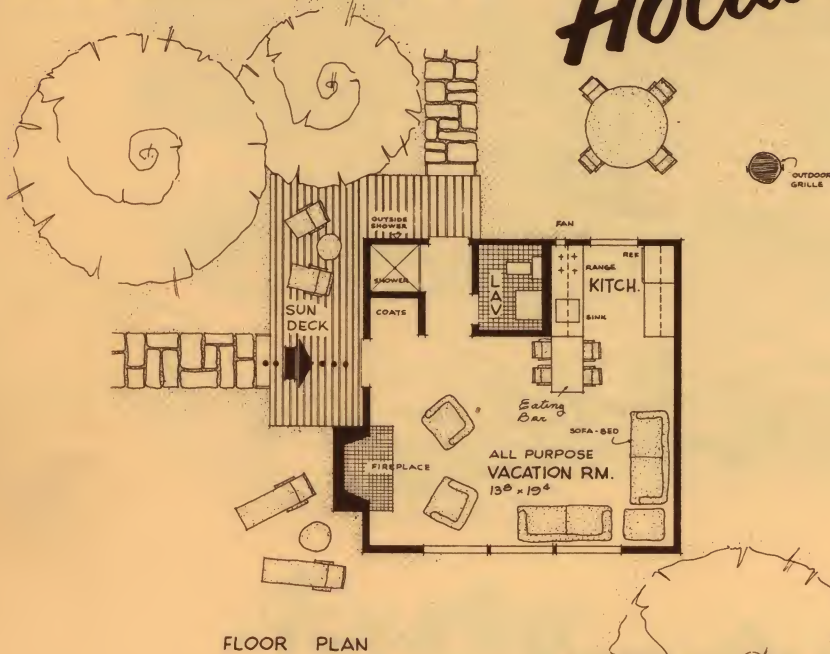


Simplifying Life, . . . Take it easy in a snug cabin with all-purpose room, kitchen, and an inside and outside shower. Peaked roof good for snowy areas, if family ski enthusiasts. Fireplace desirable if winter vacations, too, are in mind.

Size: 400 sq. ft.

Over-all dimensions: 20 ft. by 20 ft.

Holiday



Cypress

Sun Deck Invites Leisure, . . . An easy-care vacation house with two separate sleeping rooms and built-in seat-beds in the living room. A free-standing pre-fab fireplace is centered in main room. A rolling counter can be moved when kitchen is not in use.

Size: 480 sq. ft.

Over-all dimensions: 24 ft. by 20 ft.; 8 ft. porch on two sides.

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HOMES

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